

INSTITUTE OF GOVERNMENTAL  
STUDIES LIBRARY

MAR 31 1994

UNIVERSITY OF CALIFORNIA



**General Plan**  
Adopted 10/15/87







CITY OF DESERT HOT SPRINGS

CITY COUNCIL

Henry R. "Hank" Henss, Mayor  
William L. Gibson, Vice-Mayor  
Richard Cromwell, III, Councilmember  
Colbert H. Eyraud, Councilmember  
Merrill Rambaud, Councilmember

PLANNING COMMISSION

Ken May, Chairman  
Henry J. Hohenstein, Vice-Chairman  
Daniel J. Been, Commissioner  
Laura G. Dewey, Commissioner  
David Gipson, Commissioner

CITY MANAGER

Gerald F. Johnson

CITY CLERK

Colleen J. Nicol

PLANNING STAFF

Duane H. Gasaway, AICP, Director  
Craig R. Olson, Principal Planner  
Janet M. Anderson, Planning Secretary



RESOLUTION NO. 87-89

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
DESERT HOT SPRINGS ADOPTING THE DESERT HOT  
SPRINGS GENERAL PLAN UPDATE (GPA-2-87)

WHEREAS, in conformance with Government Code Section 65300, the City of Desert Hot Springs has previously adopted a General Plan; and

WHEREAS, changing economic, social and physical circumstances, and new requirements for internal consistency of General Plan Elements per Government Code Section 65300.5, have made it necessary to update the existing General Plan to meet the needs of local citizens and promote the general welfare; and

WHEREAS, the City Council of the City of Desert Hot Springs directed the preparation of a comprehensive update to the General Plan, and has initiated such an update program; and

WHEREAS, the City Council appointed a General Plan Advisory Committee to work with professional planning consultants, City staff, and the general public to develop a proposed Draft General Plan Update; and

WHEREAS, said General Plan Advisory Committee completed its work after public workshops held October 6, 1986, and October 29, 1986, and made recommendations to the Planning Commission; and

WHEREAS, the Planning Commission has held numerous public hearings on the proposed Draft General Plan Update including a hearing on July 29, 1987; and

WHEREAS, the Planning Commission has recommended adoption of the General Plan Update.

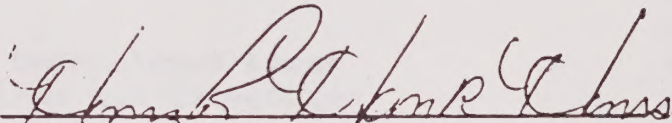


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Desert Hot Springs hereby adopts the findings, goals, policies, and programs contained in the General Plan Update elements entitled "Circulation Element, Housing Element, Noise Element, Resource Management Element, Public Safety Element, and Land Use Element", and

BE IT FURTHER RESOLVED, that by adoption of this resolution, the City Council of the City of Desert Hot Springs repeals all previous resolutions and ordinances adopting General Plan maps and text that are inconsistent herewith.

ADOPTED this 15th day of Oct., 1987.

CITY OF DESERT HOT SPRINGS

  
HENRY R. HENSS  
Mayor

ATTEST:

  
COLLEEN J. NICOL  
City Clerk



THE GENERAL PLAN

OF THE

CITY OF DESERT HOT SPRINGS

City of Desert Hot Springs  
11-711 West Drive  
Desert Hot Springs, California  
(619) 329-6411

Adopted 10/15/87



## TABLE OF CONTENTS

	<u>Page</u>
<b>INTRODUCTION</b>	
A. Organization	I-1
B. Development of the Plan	I-2
C. Relationship of the General Plan and Other City Documents	I-3
D. Uses of the General Plan	I-4
E. Plan Goals	I-5
F. Land Use Policy Map	I-6
 <b>LAND USE ELEMENT</b>	
1.0 Introduction	LU-1
1.1 State Requirements	LU-1
1.2 Issues and Opportunities	LU-2
2.0 Proposals	LU-5
2.1 Introduction	LU-5
2.2 Developed and Undeveloped Areas	LU-8
2.3 General Plan Land Use Categories	LU-9
2.4 Summary	LU-16
3.0 Goals and Policies	LU-18
 <b>CIRCULATION ELEMENT</b>	
1.0 Introduction	CIR-1
1.1 State Requirements	CIR-1
1.2 Issues and Opportunities	CIR-2
2.0 Proposals	CIR-3
2.1 Standards	CIR-3
2.2 Proposed Circulation System	CIR-7
3.0 Goals and Policies	CIR-10
 <b>HOUSING ELEMENT</b>	
1.0 Introduction	H-1
1.1 State Requirements	H-1
1.2 Issues and Opportunities	H-4



# TABLE OF CONTENTS (Continued)

	<u>Page</u>
2.0 Proposals	H-5
2.1 Summary of Housing Need	H-5
2.2 Housing Programs	H-8
2.3 Summary of Goals and Policies	H-11
3.0 Goals and Policies	H-12
4.0 Technical Report	H-13

## NOISE ELEMENT

1.0 Introduction	N-1
1.1 State Requirements	N-1
1.2 Issues and Opportunities	N-3
2.0 Proposals	N-4
2.1 Standards	N-4
2.2 Summary of Goals and Policies	N-7
3.0 Goals and Policies	N-12

## RESOURCE MANAGEMENT ELEMENT

1.0 Introduction	RM-1
1.1 State Requirements	RM-1
1.2 Issues and Opportunities	RM-2
2.0 Proposals	RM-5
2.1 Recreational Facility Standards	RM-5
3.0 Goals and Policies	RM-11

## PUBLIC SAFETY ELEMENT

1.0 Introduction	PS-1
1.1 State Requirements	PS-1
1.2 Issues and Opportunities	PS-2
2.0 Proposals	PS-7
2.1 Environmental Risk	PS-7
2.2 Summary of Goals and Policies	PS-8
3.0 Goals and Policies	PS-9

## APPENDIX "A" - Specific Plan Guidelines

A-1



## LIST OF FIGURES

		<u>Page</u>
LU-1	Existing Land Use	LU-3
LU-2	Land Use Policy Map	LU-6
CIR-1	Street Classification Standards	CIR-5
CIR-2	Proposal Street System	CIR-9
N-1	Land Use Compatibility with Community Noise Environments	N-6
N-2	Existing Noise Contours	N-9
N-3	Future Noise Contours	N-10
PS-1	Hazards	PS-6



## LIST OF TABLES

	<u>Page</u>
LU-1 Land Use Tabulation	LU-7
LU-2 General Plan Population Projections	LU-14
CIR-1 Proposed Street System	CIR-8
H-1 State Requirements for Housing Elements	H-2
H-2 Existing and Projected Housing Needs	H-7
H-3 Summary of Program Accomplishments and Goals	H-10
N-1 Interior and Exterior Noise Standards	N-8
RM-1 Inventory of Parkland and Recreational Facilities	RM-4
RM-2 Local Park Acreage Standards	RM-8
RM-3 Existing Desert Hot Springs Parks Compared with NRPA Standards	RM-10
PS-1 Environmental Risk Assessment Framework	PS-2



## INTRODUCTION

The purpose of the Desert Hot Springs General Plan is to facilitate informed decisions regarding the City's ongoing and future development. The existence and content of the General Plan are required under State law, (Government Code Section 65302). Each part, or element, of the Plan must support and agree with the other; the elements together form a comprehensive guide for decision-making, a General Plan.

The Desert Hot Springs General Plan is a "policy" plan. The Plan's Goal and Policy statements are its most important features. For the Plan to be successful, the Goals and Policies must be constantly utilized to for guidance by local decision makers, city staff, and anyone involved in activities which affect the use of land in Desert Hot Springs.

This Plan updates all previous plans and elements and establishes direction for Desert Hot Springs growth and development through the year 2010.

Technical information and background data which will change over time and need to be regularly updated are found in a separate technical document. This document is organized by General Plan Element for easy reference and can be updated by City staff administratively without the need for a formal General Plan Amendment.

### A. Organization:

The Desert Hot Springs General Plan is divided into six elements:

- Land Use Element
- Housing Element
- Circulation Element
- Public Safety Element
- Resource Management Element\*
- Noise Element

Each element contains a brief introduction, a summary of the issues, problems and concerns addressed in the element, a statement of goals, and policy statements to be used for direction when making decisions concerning those subject areas in the element.

---

\*The required Conservation Element and Open Space Element have been combined to constitute the Resource Management Element of the Plan.



The General Plan projects conditions and needs through the year 2010. Projections for population, housing and public facilities are determinants for policy selection. The long-term emphasis in the Plan is not meant to mark "beginning" and "ending" points; instead, the long-term perspective is the framework under which short-term decisions will be made. Schedules for monitoring and revising the Plan are included as overall long-term strategy.

#### **B. Development of the Plan:**

A nine-member citizens advisory group was appointed by the City Council to assist a consultant team in developing the draft General Plan. This group met regularly and participated in plan development through completion of surveys, identification of issues and goals, and review and comment on all draft plan sections.

The Desert Hot Springs Planning Area is the focus of the General Plan. The boundaries of the planning area include land currently in the County of Riverside but within the City's sphere of influence. The sphere of influence designates the anticipated future City boundaries and is considered in Plan development. The City's incorporated area consists of 5,388 acres (9/10/86).

Several assumptions have been made for long-range planning purposes. These assumptions, along with the definition of existing conditions, formed the basis of plan projections of future conditions and needs.

General Plan assumptions are:

1. Annexations of County land into the City will continue.
2. Completion of flood control projects will open up land for development.
3. Population growth will continue.
4. Employment of local residents in Coachella Valley jobs will continue with a small increase in outside commuters.
5. Commercial growth will primarily serve local residents and visitors.
6. Tourism is, and will continue to be, the principal industry, employment generator, and contributing factor to the economy of Desert Hot Springs.
7. Hot mineral water is the community's single most important resource and, as such, must be conserved and carefully utilized.



The time frame of the plan is approximately twenty years. Some elements, because of the nature of the topics addressed, have a longer-term horizon (such as seismic and flood hazards), whereas others have a shorter perspective because of site requirements (such as the housing element). State law requires that the Plan be reviewed on an annual basis by the Planning Commission.

### **C. Relationship of the General Plan and Other City Documents**

Several existing City documents relate directly to the General Plan and each must be reviewed and revised where necessary to ensure that actions taken as a result of these various documents are consistent with General Plan direction. These include the City's Capital Improvement Program, Redevelopment Plan, and Zoning and Subdivision Ordinances.

The Capital Improvement Program (CIP) is a five-year plan for major City improvements; usually including such items as streets and public facilities. The CIP is upgraded annually to reflect current conditions. Coordination between the General Plan and the CIP is necessary to ensure that planned projects being funded are consistent with the adopted Plan.

The City's Redevelopment Plan has designated certain areas that, because of existing conditions, need governmental intervention to promote orderly redevelopment. This redevelopment should be planned in coordination with long-range General Plan land use designations. In Desert Hot Springs, the General Plan and Redevelopment Plan are consistent because the Redevelopment Plan, as the City's most up-to-date planning effort, was used in analysis and selection of land uses for those areas in the Redevelopment Plan. Future revisions to either plan should be coordinated closely with long-range planning goals.

The City's Subdivision and Zoning Ordinances provide the most immediate opportunities for coordinating day-to-day decision-making with the General Plan. The Subdivision Ordinance regulates the design and improvement of land divisions within the City. Subdivisions can only be approved upon a finding that the application is consistent with the General Plan, that the particular site is suitable for the type and density of development proposed and that no environmental damage or health problems will result. The City's ordinance regulating subdivision activity should include a staff review procedure designed to ensure this consistency.



### Zoning Consistency:

Zoning consistency is required by State law. Once a new Plan is adopted, zoning should be reviewed and a program developed to amend the ordinance to achieve consistency. While no specific time frame has been established to achieve this consistency, a reasonable period for compliance has been identified as between six months and two years.

Consistency with the General Plan does not mean matching the land use policy map to the zoning map. Rather, the ordinance should be reviewed for both policy direction and land use direction. For example, an area designated for encouragement of mixed commercial and housing development within certain criteria could be incorporated into the zoning ordinance with identification of a special review procedure for those applicants interested in pursuing such a project.

Another important area for General Plan and zoning ordinance consistency is the translation of Plan area density designations into zoning districts. More than one zoning district can implement a land use designation. Consistency is achieved when the sum of the permitted densities of each zone district is within the guidelines established for a particular area in the plan. For example, a General Plan designation may accomodate 15 residential units to the acre in certain areas. To achieve this, the zoning map may identify a portion of this area for single-family, large-lot development and another portion for single-family attached units, such as townhomes on smaller lots. The zone district allowing a type of unit other than large lot single-family may do so because of hillside restrictions, proximity to sewer and water service, etc. The zoning for this area is consistent with the General Plan as long as the total density allowed through the ordinance does not exceed the 15 units per acre and as long as no other Plan element contains language which would preclude such an approach.

### **D. Uses of the General Plan:**

The Desert Hot Springs General Plan has been carefully designed for use - use by citizens who wish to understand long-range City policy, and use by planners, developers, and other persons who need a land use policy document which assists the orderly



development of the City toward adopted goals. The General Plan is not a static document. The elements have been designed as a basis upon which the City can build, refine, and improve the guidance it gives to land use planning. Subsections of the elements have been designed to be easily modified and expanded.

#### E. Plan Goals:

This General Plan for Desert Hot Springs is a strong statement of policies to guide the City toward achievement of the goals contained herein. As such, it is also a reflection of the hopes and aspirations of its citizens.

Goals for this plan were evolved during a period of several months, which involved an extensive public meeting, hearing and review process. They have been structured to respond to the six elements of the plan as follows:

- o LAND USE GOAL:

BALANCED GROWTH, SENSITIVE TO DESERT HOT SPRINGS' UNIQUE DESERT ENVIRONMENT, WHICH SEEKS TO ENHANCE THE CITY'S IDENTITY AS A MAJOR HEALTH RESORT CITY AND PROVIDES A RANGE OF HOUSING AND EMPLOYMENT OPPORTUNITIES.

- o HOUSING GOAL:

ENCOURAGE MAINTENANCE OF CURRENT HOUSING AND PROVISION OF NEW HOUSING, INCLUDING A RANGE OF HOUSING TYPES AND COSTS, FOR ALL CURRENT AND FUTURE RESIDENTS AND PROTECT SINGLE-FAMILY NEIGHBORHOODS THROUGHOUT THE CITY.

- o CIRCULATION GOAL:

DEVELOP A UNIFIED CIRCULATION SYSTEM WITH PALM DRIVE, HACIENDA AVENUE AND PIERSON AVENUE AS FOUR-LANE MAJOR ARTERIALS; INCLUDING CONSIDERATION OF BICYCLE LANES, WALKWAYS FROM RESIDENTIAL AND SPA AREAS TO COMMERCIAL AND RECREATION FACILITIES, AND PUBLIC TRANSIT.



o PUBLIC SAFETY GOAL:

MINIMIZE THE HAZARDS TO PUBLIC HEALTH, SAFETY, AND WELFARE, AND REDUCE LOSS OF LIFE, BODILY INJURY, AND PROPERTY DAMAGE RESULTING FROM NATURAL AND MAN-MADE PHENOMENA.

o RESOURCE MANAGEMENT GOAL:

CONTINUE TO ACQUIRE AND DEVELOP PARK AND RECREATION FACILITIES AT THE NEIGHBORHOOD LEVEL IN ORDER TO ACHIEVE THE STANDARD OF 5.0 ACRES OF PARK SPACE PER 1,000 RESIDENTS.

CONTINUE PROGRAMS AND POLICIES WHICH CONTRIBUTE TO THE CONSERVATION AND PROTECTION BOTH OF DOMESTIC WATER RESOURCES, AND HOT MINERAL WATER RESOURCES, AIR QUALITY, AND THE COMMUNITY'S UNIQUE DESERT ENVIRONMENT.

o NOISE GOAL:

INCORPORATE MITIGATION MEASURES TO REDUCE NOISE IMPACTS INTO LAND USE PLANNING DECISIONS.

These goals and implementing policies are restated in each of the six elements of the General Plan.

**F. Land Use Policy Map:**

The graphic depiction of various land use classifications with density ranges and differing land use intensity shows how the Plan will guide future development.

A city-wide Land Use Policy Map is contained in the Land Use Element.



# Land Use









## LAND USE ELEMENT

### 1.0 INTRODUCTION

#### 1.1 State Requirement

The Desert Hot Springs Land Use Element is concerned with the physical development of the City and its appearance. This element designates future land use patterns and specifies the appropriate density and intensity of development. In addition, the Land Use Element addresses an overall design framework for the City and its implementation.

The Desert Hot Springs Land Use Element meets the State requirements for the inclusion of a land use element into the General Plan. Section 65302(a) of the Government Code states that the Land Use Element must contain the following:

- a. A designation of the proposed general location, distribution, and extent of land uses including land for housing, business, spas, hotels/motels, industry, open space, agriculture, natural resources, recreation, public facilities, and other categories of land use;
- b. A statement concerning the standards of population density and building intensity recommended in those areas covered by this plan; and
- c. The identification of land uses in those areas subject to natural hazards including flooding, and ground rupture from a major earthquake.

The Land Use Element is the central element of the General Plan and the goals and policies it contains have a common link to the other elements.

The Land Use Element should, wherever appropriate, rely on maps and diagrams to identify the patterns of land use the community seeks to establish through the element. In addition, the General Plan Guidelines state that the land use element should:

"Promote a balanced and functional mix of land uses consistent with community values;

Guide public and private investments;

Reflect the opportunities and constraints affecting land use identified in other elements of the General Plan; and

Reduce the loss of life, injury, damage to property, and economic and social dislocation resulting from flooding."



## 1.2 Issues and Opportunities

The City of Desert Hot Springs is comprised of a number of single-family neighborhoods, coupled with areas of multi-family housing and ancillary commercial development. There is considerable potential for infill development on vacant parcels within both residential and commercial portions of the community. Most of the land surrounding the city is vacant or developed at very low densities. A generalized map of existing land use is presented as Figure LU-1. Over the past several years, Desert Hot Springs has engaged in an active annexation program of these peripheral areas.

In a city-wide survey conducted as part of the General Plan program in June 1986, residents stated that the major benefits of living in Desert Hot Springs are: (1) clean air, (2) a small town atmosphere, (3) affordable housing, and (4) the desert environment.

The policies and goals of this element are concerned with the potential general development and use of land during the effective 20-year period of this Plan.

The major issues facing the City at the present time include the following:

- o The deterioration of single-family residential areas.
- o A perceived need by many local residents for additional single-family development.
- o Multi-family development encroaching in single-family neighborhoods.
- o Multi-family development encroaching in spa/visitor-oriented neighborhoods.
- o Development of three to six-unit residential projects on undersized lots.
- o Upgrading and expansion of the City's physical plant including:
  - expansion of the Senior Center
  - construction of a new police station
  - acquisition and expansion of parks and recreation facilities



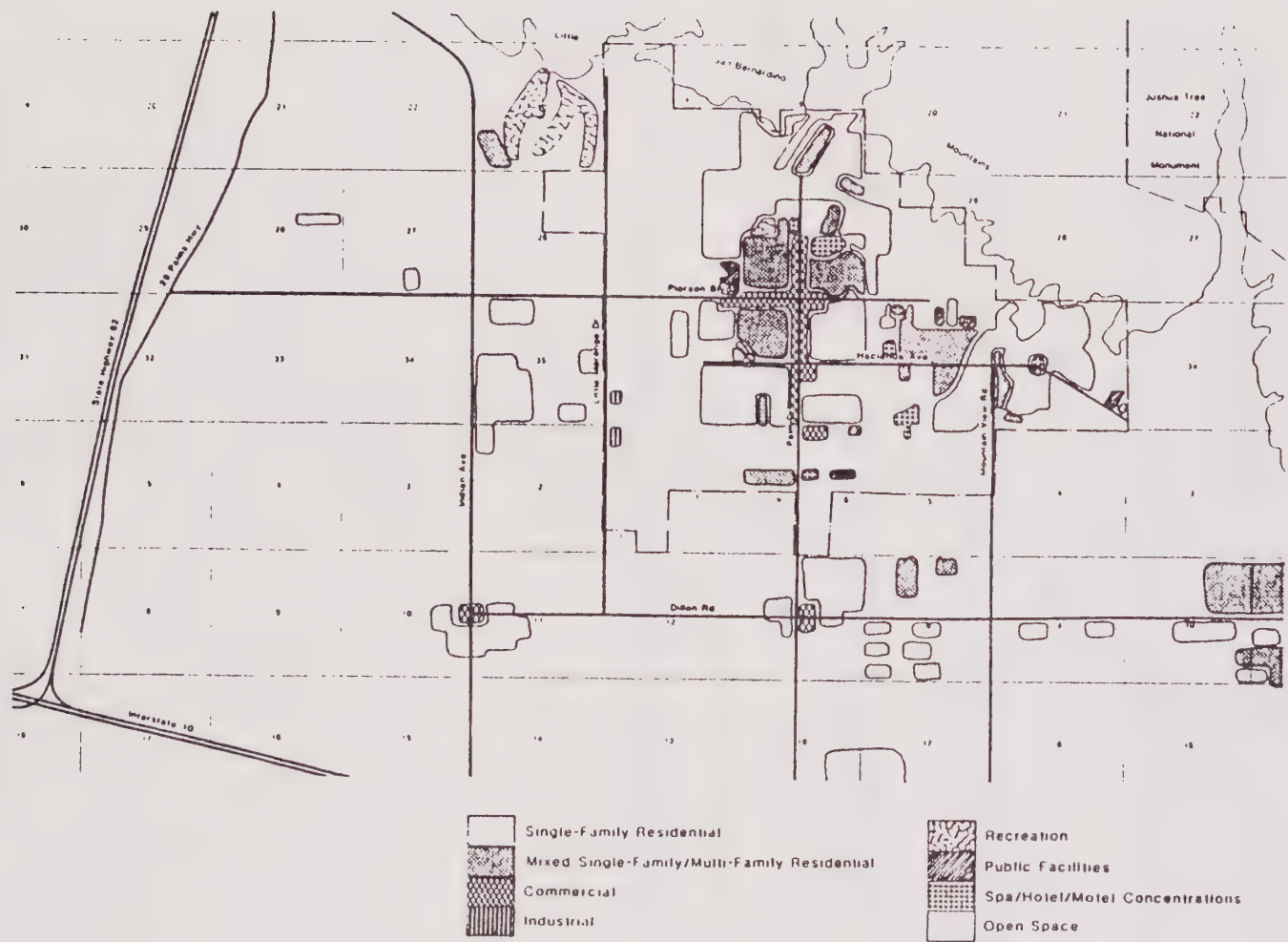


Figure LU-1  
Generalized Existing Land Use

North ▲  
0 5000  
scale in feet





-additional school facilities, in particular, a middle school

-continued improvement and expansion of infrastructure systems and streets

- o Identification and implementation of ways to strengthen the tourist industry.
- o Need to expand commercial, in particular retail, shopping opportunities.
- o Increasing the City's employment base by attracting additional light industrial development.
- o Infill of residential lots with uses compatible with existing development.
- o Improvement of the community's image.
- o Increased recognition and protection from natural and man-made hazards, including flooding, earthquakes, hazardous materials, noise, etc.

The June 1986 Community Survey responses to the question, "What would you like the City to be like in 20 years?" are as follows:

- o 72%: would like an even mix of ages in the City's population;
- o 63%: more single-family residences;
- o 60%: a balance of residential, resort, industrial and commercial development; and
- o 50%: the community to continue to grow.



## 2.0 PROPOSALS

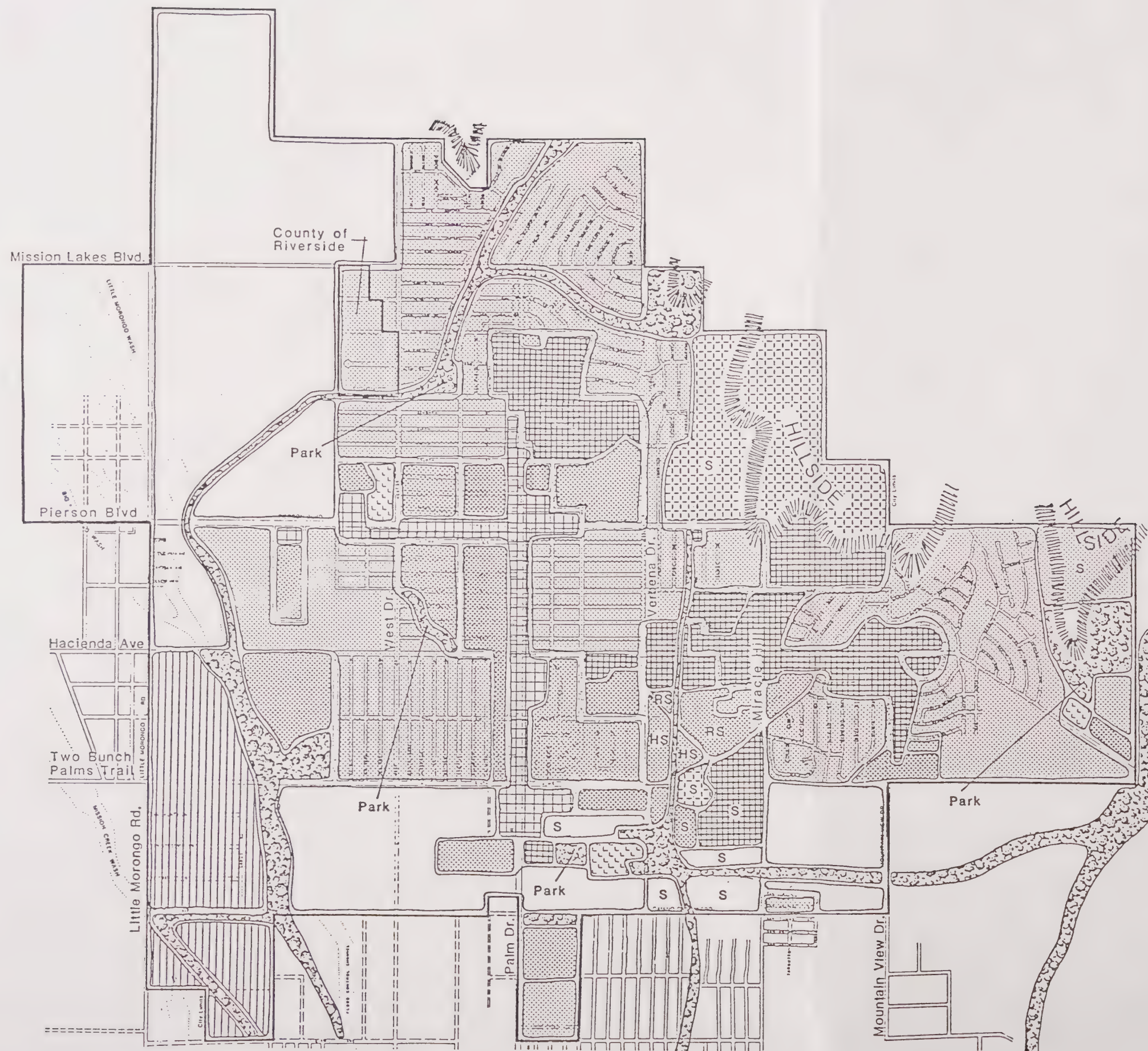
### 2.1 Introduction

The Land Use Element of the Desert Hot Springs General Plan designates six major categories of land use. They are (1) residential, (2) spa/visitor-serving (3) commercial, (4) light industrial, (5) public facilities, and (6) open space. The residential designation is further subdivided into four density ranges; low, medium, high and residential/specific plan required. The mixed-use/specific plan category is applied to vacant, undeveloped portions of the city. A range of residential densities, as well as ancillary recreational/commercial development could be included in these areas. The distribution of these uses is shown on Figure LU-2, and the acreage for each use is shown in Table LU-1.







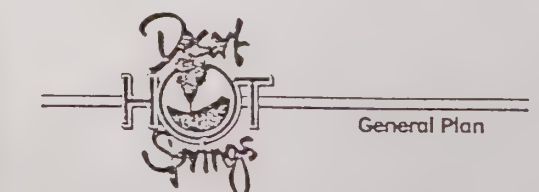


- Low-Density Residential Specific Plan (5 du/ac average)
- Low-Density Residential (5 du/ac max.)
- Medium-Density Residential (8 du/ac max.)
- High-Density Residential (14 du/ac max.)
- Spa/Visitor-Serving
- Commercial
- Industrial
- Civic Center/Public Facilities
- Open Space/Recreation
- Slopes Greater Than 25%
- Destination Resort/Spa Specific Plan Required
- Specific Plan Required
- Retirement Residential (<10 du/ac)
- Health Care Center

Figure LU-2  
Land Use Policy Map

Adopted 10/15/87

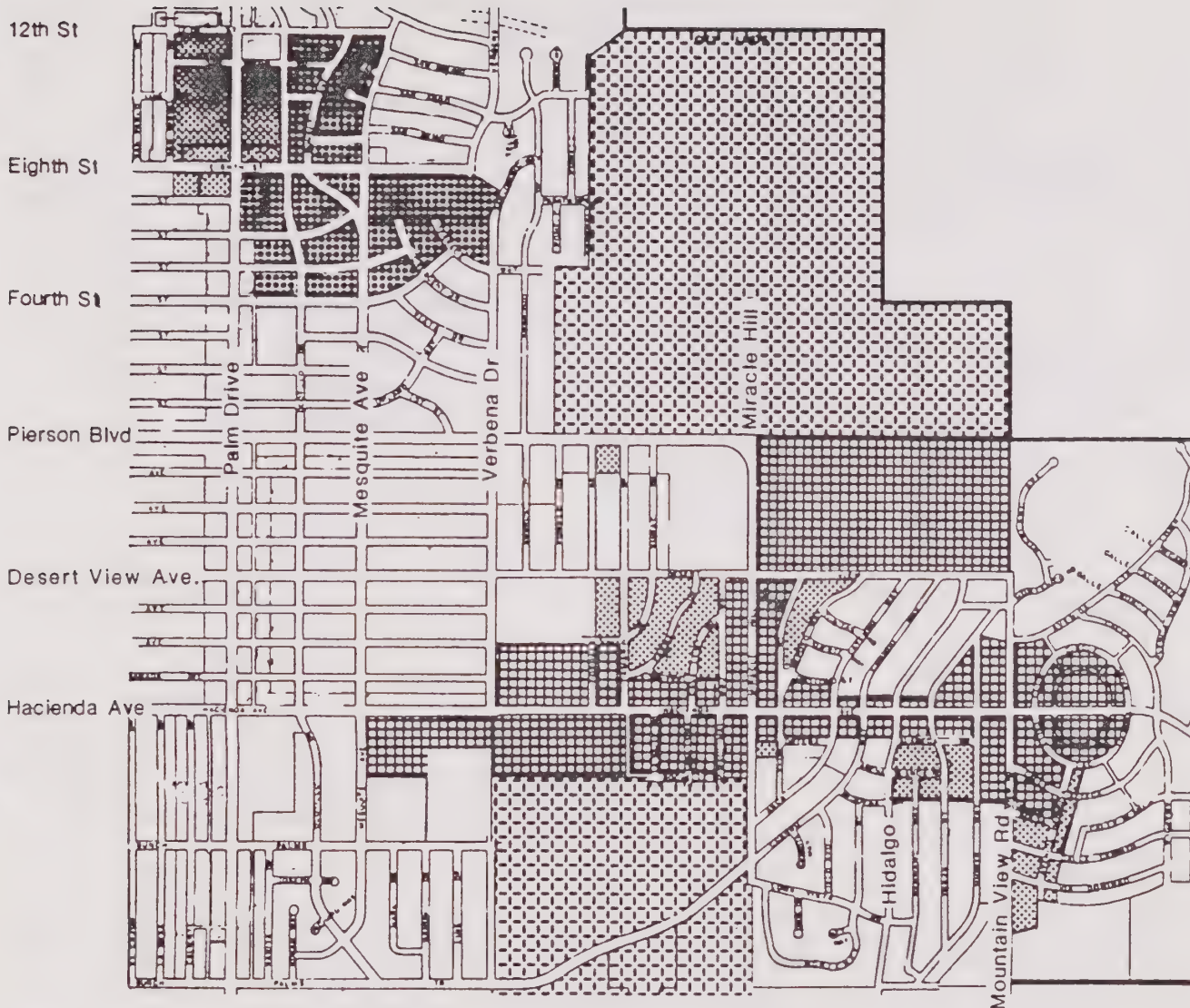
↑ North  
0 1200  
scale in feet











- Spa Village (Hotel/Spas Only)
- Spa Corridor (Hotel/Spa, High Density Residential)
- Spa Areas With Medium Density Residential
- Destination Resort-Specific Plan Required Mixed Spa/Residential

North  
 0 1000  
 scale in feet

1986 General Plan

8/29/87

Figure LU-2A  
Spa/Visitor Serving Area







TABLE LU-1  
LAND USE TABULATION

Land Use	Gross Area(1)	Percent Total
Residential:		
Residential/Specific Plan Required	1,472	27%
Low-Density	1,882	35%
Medium-Density	506	9%
High-Density	<u>162</u>	<u>3%</u>
Subtotal	4,022	74%
Spa/Visitor-Serving	520	10%
Commercial	139	3%
Industrial	345	6%
Public Facilities	34	1%
Open Space/Recreational	328	6%
Total	5,388	100%

Source: Cotton/Beland/Associates, Inc., 9-1-87

(1) Gross acres - includes all public rights-of-way.



## 2.2 Developed and Undeveloped Areas

### (a) Developed Areas

The General Plan recognizes, consolidates and preserves existing development patterns in urbanized portions of the community. This includes identification of single-family neighborhoods, resort areas, and protection of these areas from encroachment by incompatible uses. The encouragement of infill development in urbanized areas is a principal goal of the General Plan.

### (b) Undeveloped Areas

A critical planning concern facing the City is how to plan for development of the extensive vacant, public and private lands peripheral to the city. Much of this area is outside urbanized areas and within the Sphere of Influence. The City wants, and expects, urbanization of these areas. However, it is premature to designate detailed land use categories for lands which are unserved by utilities and have limited access and in many cases are subject to flooding. Zoning for these areas is generally limited to low density detached single-family homes, with a minimum lot area of 2.5 acres. This zoning designation serves as a "holding zone" and has been subject to change as development interests submit proposals for specific projects. The Mixed-Use/Specific Plan land use designation for these areas is reflective of this zoning and calls for low density residential uses. Recognizing that development other than low density residential is both likely and appropriate, the General Plan includes a "Specific Plan" designation designed to encourage a range of residential and commercial development types.



## 2.3 General Plan Land Use Categories

### (a) Residential

- (1) Low Density Residential - Residential dwelling unit densities in this category will be from one (1) to five (5) units per acre. This particular land use designation is characterized by single-family detached units and is found throughout the city. The population intensity with maximum development would be approximately 13 persons per acre assuming the existing median household size remains constant.
- (2) Medium Density Residential - This land use designation applies to those areas of the city in which the allowable densities for residential development range between six (6) and eight (8) units per acre. Housing units within this density range typically include a mix of single-family detached and attached units and duplexes. The population per acre will range between 15 and 20 persons per acre assuming a median household size of 2.5 persons.
- (3) High Density Residential - This land use designation refers to those areas of the City where the allowable residential densities are between nine (9) and fourteen (14) units per acre. This designation identifies those neighborhoods where triplexes, fourplexes and apartments are located. The potential population intensity per acre will range from approximately 23 to 35 persons per acre.
- (4) Specific Plan Required - This category applies to many large undeveloped portions of the community, including both public and private ownerships. Planning for these areas is especially difficult due to the general nature of development proposals and the extent of environmental constraints; principally, flooding. This category says, "we expect these areas to develop with urban uses, principally residential, but also with some ancillary commercial uses. The actual distribution of development is best determined by the market place". Most of the land area within this General Plan category is zoned for single-family residential uses with a minimum lot size of 9,000 square feet.



A method of guiding development in the extensive vacant areas is offered through the use of "Specific Plans". Specific Plans are required for all residential projects of 40 or more acres and will follow the requirements for a Specific Plan as defined by California State Planning Law (Title 7, Chapter 3, Articles 8-10). In cases where a parcel is less than 40 acres, or where the property owner is unable to plan for combined parcels of 40 acres or more, development will be controlled by the underlying General Plan designation and zoning. Generally this will be at the lowest density residential classification. A complete description of the use, contents, processing, and financing of Specific Plans is included as Appendix A of this Element.

(b) Commercial

The commercial designation applies to all the commercial centers of the community including the downtown business district at Palm Drive and Pierson Avenue. The floor area ratio for these areas is 1:1 with a maximum lot coverage of 50%, and a maximum height of 35 feet (two-stories).

(c) Spa/Visitor-Serving Uses

This category accomodates tourist and visitor-oriented land use components of Desert Hot Springs. Its intent is to support the maintenance and enhancement of existing hotel/motel/spas and encourage and development of similar new facilities. This includes both large "destination resort spas" as well as smaller motel-type spas. Activities which support the spas are also encouraged. Such support activities include limited retail uses and restaurants if directly associated with the spa.

There are several subareas within the "Spa/Visitor Serving Area" which allow residential development at various densities. The density ranges provide a transition between lower to higher density residential uses and maintain compatibility with adjacent residential areas and spas.

- Spa Village - The area north of Fourth Street is designated exclusively for spas. No single-family residential (except on existing lots of record) or multi-family development is allowed in this area.
- Spa Corridor Sub Area - This subarea is adjacent to Hacidenda Drive and Miracle Hill Road. The proposed residential density range is 0-14 dwelling units per acre.
- Areas Peripheral to the Spa Corridor Subarea, But Still Within the Spa/Visitor Serving Area - These subareas include transition areas between the Spa Corridor subarea and residentially designated areas. The proposed residential density range is 0 to 8 dwelling units per acre.



No distinction is made between a hotel, motel, resort, or spa. For the purposes of the V-S zone, a spa is considered to be a special category of hotel/motel which utilizes natural hot (i.e., 90° or greater) mineral water and meets the hotel/motel/resort criteria as defined in the Desert Hot Springs Zoning Ordinance, Sections 21-17.

(d) Light Industry

This designation is intended to accommodate a variety of light industrial activities compatible with surrounding uses. These include warehousing/distribution, research/development, light manufacturing, and ancillary office uses.

(e) Public Facilities

(1) Active Recreation-Areas designated for active recreation include community parks with developed recreation facilities, and other areas designed for active recreation such as the Little League softball fields.

(2) Passive Recreation - Hillside and related areas within this designation are intended to help preserve the natural desert environment and provide opportunities for nature walks and hiking.

(3) Utilities - Public Facilities of a quasi-industrial nature are found in this category. These include electrical substations and transmission line corridors, sewage treatment facilities, pumping stations and tanks, maintenance yards and related uses.

(4) Public Services - The civic center, schools, fire stations, police, libraries, county facilities, Post Office and related governmental uses are found in this category.

(f) Open Space/Recreation

The open space land use designation refers to land that is subject to severe development constraints or is used for recreation purposes. Such lands include designated floodways, flood plains and drainage areas, severe hillside areas under public ownership and park lands. Essentially all open space lands are under public ownership or are subject to flood control easements. Development within open space areas is limited to recreation facilities and, in the case of privately held lands, very low density residential development at one dwelling unit per two acres.



(g) Overlay Areas

The overlay areas encompass more than one and relate to specific planning concerns. attention of land use planning in areas of

(1) Special Study Areas - Areas in which de interagency planning is needed. Special St defined as necessary, while others will cea served their stated purpose. It is left to of the City Planning Commission and to the Department to determine the actual limits a Special Study Areas. In all cases, a Specia should be subject to a planning program dire specifically to that area.

(2) Earthquake Hazard - Earthquake hazard a as those portions of the community within a Alquist-Priolo Special Study Zone. Because for ground rupture within these zones during earthquake, special requirements and prohibi on public facilities, certain industrial act which attract concentrations of people.

(3) Flood Hazard - For the purposes of the C Flood Hazard areas are defined as all proper federally designated 100-year flood plain a corresponds to the guidelines and regulati Chapter 21-21 of the City's Municipal Code. is allowed in the floodway and there are str limitations for properties within the 100-ye

(4) Slope/Erosion/Hazard Area - This area co with slopes in excess of 25 percent. Such a to extensive grading in the event of develop controlled by the City's grading and develop regulations.

(5) High Density Overlay on Strip Commercial Ordinance 85-29 makes special provision for high density residential use (up to 14 dwell acre) along portions of Palm Drive and Piers Avenue. The intent of these areas is to opt commercially-designated property, much of wh vacant. Inclusion of residential uses in the also help break-up areas of "strip-commercial



(g) Overlay Areas

The overlay areas encompass more than one land use category and relate to specific planning concerns. They focus the attention of land use planning in areas of particular need.

(1) Special Study Areas - Areas in which detailed interagency planning is needed. Special Study Areas can be defined as necessary, while others will cease once they have served their stated purpose. It is left to the discretion of the City Planning Commission and to the City Planning Department to determine the actual limits and use for Special Study Areas. In all cases, a Special Study Area should be subject to a planning program directed specifically to that area.

(2) Earthquake Hazard - Earthquake hazard areas are defined as those portions of the community within a State-designated Alquist-Priolo Special Study Zone. Because of the potential for ground rupture within these zones during a major earthquake, special requirements and prohibitions are placed on public facilities, certain industrial activities and uses which attract concentrations of people.

(3) Flood Hazard - For the purposes of the General Plan, the Flood Hazard areas are defined as all property within the federally designated 100-year flood plain and flood way. It corresponds to the guidelines and regulations presented in Chapter 21-21 of the City's Municipal Code. No development is allowed in the floodway and there are strict development limitations for properties within the 100-year flood plain.

(4) Slope/Erosion/Hazard Area - This area comprises all land with slopes in excess of 25 percent. Such areas are subject to extensive grading in the event of development and are controlled by the City's grading and development regulations.

(5) High Density Overlay on Strip Commercial - City Ordinance 85-29 makes special provision for the inclusion of high density residential use (up to 14 dwelling units per acre) along portions of Palm Drive and Pierson Avenue Avenue. The intent of these areas is to optimize the use of commercially-designated property, much of which remains vacant. Inclusion of residential uses in these areas will also help break-up areas of "strip-commercial" uses.



(6) Palm Drive Special Study Area. This special study area is defined as a 125-foot corridor on either side of the center line of Palm Drive from Hacienda Avenue to the I-10 Freeway. The portion of this area extending south of the easterly half of Section 30 + 35, R 5E (ie. Dodson Road) is currently within Cathedral City's Sphere of Influence. Despite this fact, it is the principal entrance to the City and must be given special consideration.

The City should establish a special liaison with the City of Cathedral City and Riverside County to discuss planning issues relative to the Palm Drive Special Study Area. A detailed long-range plan of mutual benefits to the various jurisdictions involved should be prepared before 1988. This may include an agreement to alter the Sphere of Influence boundary. Following the planning process, an implementation program to ensure revitalization of the Plan's Goals and Policies should be immediately placed in operation. Factors to be considered for this area include:

- Special design controls including but not limited to;
  - increased setbacks, and
  - landscaping fronting Palm Drive.
- Special entry theme;
  - street tree planting,
  - lighting, and
  - "City Gateway" where Palm Drive crosses the Mission Creek fault zone at 20th Avenue.

A detailed discussion of the existing land use characteristics in Desert Hot Springs is contained in the Land Use Technical Report. The implications of the General Plan Land Use Categories and their relationship to the General Plan Goals and Policies are described following the various Goal and Policy statements in Section 2. Goals and Policies as well as comparable Goal and Policy sections for each of the General Plan Elements.

The distribution of land uses within the planning area is presented graphically on Figure LU-2, and is summarized in tabular form on Table LU-1.

The City's estimated ultimate population is presented in Table LU-2.

The land use designations outlined in the Land Use Element are compared with the corresponding zoning districts included in the City Zoning Ordinance in Table LU-3.



TABLE LU-2  
GENERAL PLAN POPULATION PROJECTIONS

Date	Residential Population			Visitor Population (5) Spring/Fall Peak		
	Low (2)	Mid-Range (3)	High (4)	Low	Mid-Range	High
1986 (1)	N.A.	8,250	N.A.	N.A.	1,200	N.A.
2000	16,000	19,200	24,600	1,900	3,500	4,400
2010	25,600	34,400	44,100	2,423	4,700	5,900
Plan Build- Out Date - Undetermined	45,000	58,300	64,000	50,000	64,130	70,000

Notes:

- (1) 1986 is used as the base year, resident population 1-1-86 California State Department of Finance estimate, visitor population based on Parnel, Kerr, Forster "DHS Lodging Market and Recommended Facilities" August 1985 draft, 1006 rooms, 60% occupancy, 2 persons per room.
- (2) Based 1970-1980 growth, a period of relatively slow, steady growth.
- (3) Based on 1980-1986 growth, a period of rapid growth.
- (4) Based on Parnel Kerr Forster Report, of average compound rate of 8% growth, due to increase in multi-family housing; extended 6% per year compound rate, assumes extensive annexations.
- (5) Visitor population estimates are based on background data and projections through 1993 in the Parnel Kerr Forster "DHS Lodging Market and Recommended Facilities" August 1986 draft report. The low range assumes unusual growth of very slow growth of small spas and 7.49% annual growth of larger spas with 30% overall growth between 2000 and 2010. The mid-range assumes a 2% growth of small spas, 7.4% growth of larger spas and an overall growth rate of 30% between 2000 and 2010. The high range is 25% higher than the mid-range. All estimates assume 60% room occupancy with two persons per room.



TABLE LU-3  
ZONING ORDINANCE/GENERAL PLAN CONSISTENCY MATRIX

General Plan Land Use Designation	Zoning District									
	O-L	R-1(1)	R-2	R-3	RM	VS	C	M	P-F	W-1
Residential:										
Low-density - 1 to 5 du/ac.	X	X	X	X	X(3)	X				
Medium-density - 6 to 8 du/ac.			X	X	X(3)					
High-density - 9 to 14 du/ac.				X	X(3)					
Residential/Specific Plan	X(2)	X(2)								
Resort/Visitor-Serving						X	X			
Light Industry								X		
Commercial						X(4)	X			
Public Facilities	X								X	X
Overlay Areas(5)	X	X	X	X	X	X	X	X	X	X
Open Space/Recreation	X								X	X

- (1) Includes R-I-E and R-I-A  
(2) Specific Plan required, allows ancillary commercial and recreational facilities.  
(3) Conditional use permit and specific design standards apply.  
(4) Hotel/motel/spa commercial uses and ancillary commercial uses subject to conditional use permit  
(5) Overlay areas can apply to any zoning classification as applicable.



## 2.4 Summary

The Land Use Element of the Desert Hot Springs General Plan is concerned with the preservation and maintenance of the existing single-family residential neighborhoods in the city. Many residential areas have begun to show signs of deterioration and decay and this blight, coupled with increasing development pressures, will result in the existing lower density residential neighborhoods being replaced with higher density residential development.

The policies contained in the Land Use Element serve to implement the goal of preserving the existing, stable, single-family neighborhoods in several ways. First, the Land Use Element seeks to direct higher density residential developments to those areas of the City where the higher density developments will not impact those residential neighborhoods that are predominantly single-family. Second, in those areas where differing residential densities are located adjacent to each other or in those residential neighborhoods located next to non-residential uses, adequate buffering must be provided to reduce the potential for land use conflicts. Finally, the City of Desert Hot Springs, using a variety of measures including code enforcement, will take an active role in insuring that residential property in the City is maintained.

The City also recognizes the importance of insuring that housing opportunities are available to all segments of the population, regardless of race, income, or age. Because the City is currently providing more than its regional share of housing to the lower and moderate income groups, emphasis has been placed on assisting other disadvantaged groups that live or may choose to reside in the City in future years. The goals and policies contained in the Housing Element is concerned with this aspect of residential development.

The Goals and Policies contained in the Land Use Element also pay special attention to existing and future commercial, tourist related and industrial development in the City. Using various implementation measures, the City will encourage the agglomeration of commercial and tourist activities at strategic locations. This practice will benefit both business establishments in the commercial centers by concentrating consumer traffic while at the same time replacing the deteriorating, blighted, and underutilized commercial "strips" with other uses. Other policies will require that existing commercial and industrial property be maintained while requiring proposals for new developments to undergo architectural and design review.



The preservation, enhancement and expansion of resort/visitor serving facilities, especially those which take advantage of the community's hot mineral water, is an important aspect of the General Plan. A separate General Plan Category and Zoning District has been developed for these areas.

The Land Use Element makes a provision for a "Residential/Specific Plan" land use designation which will serve to implement several key aspects of both in this element and in other elements. The final determination of the specific type of use is appropriate for a particular parcel based on several factors:

- (1) The specific proposal for development of a site as presented by the prospective developer;
- (2) The specific development standards that may apply in any given situation which may be based on parcel size, its general location, or other attributes specific to that parcel; and finally
- (2) The final determination is made by elected officials and City staff.

The Land Use Element underscores the City's commitment to preserving and making efforts to encourage commercial, tourist and industrial activities that benefit the community and the surrounding region. Undeveloped land is currently available to those businesses wishing to expand or relocate in Desert Hot Springs. The policies contained in the Land Use Element require the City to consider both the costs and benefits associated with future commercial, tourist and industrial development and to discourage those activities that will have a negative impact on the City and its residents.



### 3.0 LAND USE GOAL

BALANCED GROWTH, SENSITIVE TO DESERT HOT SPRINGS' UNIQUE DESERT ENVIRONMENT, WHICH SEEKS TO ENHANCE THE CITY'S IDENTITY AS A MAJOR HEALTH RESORT COMMUNITY AND PROVIDES A RANGE OF HOUSING AND EMPLOYMENT OPPORTUNITIES.

#### LAND USE POLICIES

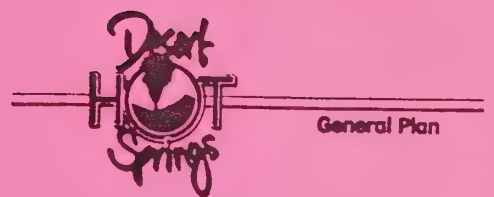
- Policy 1: Strengthen the tourist industry through the preservation, expansion, and development of spa/hotels within established districts. Promote the development of destination resorts, and other visitor service enterprises over the hot water zones of the City.
- Policy 2: Enhance the single-family character and desert/rural nature of established neighborhoods through carefully-planned public improvements, encouragement of infill development, and citizen involvement (e.g., neighborhood associations and neighborhood watch).
- Policy 3: Limit the encroachment of multi-family development into low-density and visitor-serving designated areas.
- Policy 4: Encourage future urbanization of unimproved land comprising 40 or more acres within self-contained projects subject to Specific Plan guidelines.
- Policy 5: Ensure compatibility between existing uses, infill development, and other future development through comprehensive, regular monitoring of the cumulative effects of increased development on public facilities, transportation, recreation, schools, utilities, visitor-serving activities, hot water zones, other services and facilities city-wide.
- Policy 6: Attract the development of light, clean industry within the designated industrial area in the southwestern portion of the community.
- Policy 7: Encourage expansion of shopping opportunities and medical services allowing both residents and visitors to purchase all necessary basic goods (including clothing, furniture and appliances, automobiles, etc.) within the City of Desert Hot Springs.
- Policy 8: Preserve the existing "Central Business District" and continue to support City efforts in its revitalization.



- Policy 9: Adequate buffering between lower density residential uses, visitor service uses and adjacent higher density or non-residential uses should be provided to mitigate any land use conflicts.
- Policy 10: The City, through code enforcement, will take an active role in insuring that owners maintain their property.
- Policy 11: Encourage undergrounding of utilities in new development whenever feasible.



# Circulation



General Plan







## CIRCULATION ELEMENT

### 1.0 INTRODUCTION

#### 1.1 State Requirements

The Circulation Element serves as a guide for public improvements as they relate to the long-range planning process in the City of Desert Hot Springs. The incorporation of this Element into the General Plan is recognition of the importance of considering traffic requirements in any future development in Desert Hot Springs.

The State Law requires that every general plan include a circulation element, which must contain, at a minimum, the "general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities, all correlated with the land use element of the general plan" (Section 65302(b)). The General Plan Guidelines identify certain features that may be important to the community. Those items mentioned in the General Plan Guidelines that are of particular concern to the City of Desert Hot Springs include:

- o Streets and highways;
- o Parking facilities;
- o Public transit and related transit methods  
(e.g. carpooling, taxi service, dial-a-ride); and
- o Bicycle paths/lanes and walkways.



## 1.2 Issues and Opportunities

The circulation system for the City of Desert Hot Springs has developed peripherally to the community's two major cross streets, Pierson Boulevard and Palm Drive, as residential areas have expanded over the years. A comprehensive examination of the City's existing roadway system, including roadway classification, traffic volumes and level of service, design capacity of roadways, and public transportation routes is contained in this element's Technical Appendix.

These existing conditions provide a basis for the development of the Circulation Element for the General Plan. This element will provide guidelines and policies to assist in maintaining a satisfactory circulation system for future land use changes. The relationship between land use and circulation is an important factor in planning. Any changes in land use will have a corresponding effect upon circulation.



## 2.0 PROPOSALS

### 2.1 Standards

There are several types of street classification systems, all of which are based upon street function. The major difference between the different systems is the title given to each of the classifications. The roadway standards in this General Plan are based on the classification system used by the City of Desert Hot Springs, which categorizes roadways according to their pavement and right-of-way widths. Categories include: major and arterial roads, secondary roads, collector roads, and minor roads. The following discussion summarizes the major characteristics of the classification of roadways used in this element.

Major and Arterial Roads - A facility on which geometric design and traffic control measures are used to expedite through traffic movement. An arterial is the principal urban thoroughfare. Roadways in this category generally have right-of-way widths of approximately 100 feet and may have daily traffic volumes in excess of 20,000 vehicles on any given segment.

Secondary Roads - Roadways in this category serve a similar function as major and arterial roads except that the design capacities are not as great. In addition, secondary roads do not generally carry the large volumes of through traffic commonly operating on the arterial roadways. Secondary roads have an average maximum right-of-way width of 80 feet and daily traffic volumes averaging between 10,000 to 20,000 vehicles.

Collector Roads - A collector street serves traffic movements in defined geographic areas of a city and connects these areas with arterials and secondary roadways. There are few through traffic trips; most traffic utilizes collectors to move from a lower order street to a higher order street. Abutting properties have complete access to the street. The right-of-way width of this roadway type is 60 feet. Traffic volumes also vary with the average generally somewhat less than 10,000 vehicles per day.

Minor Roads - Local streets refer to those streets that provide direct access to the individual parcels located throughout the City. The remaining streets not otherwise designated are classified as local streets. Local streets are generally two-lane with a parking lane on both sides and a minimum right-of-way width of 50 feet.



Cross sections of major arterials, secondary arterials, collector roads, and local streets are shown in Figure C-1.

The ability of a roadway or intersection to handle the current traffic load can be described in terms of level-of-service. The level-of-service is the ratio of the road's design capacity to the existing volumes. The resulting ratio then permits the road to be placed into one of six level-of-service categories. The six levels-of-service are generally described as follows for simple, uninterrupted flows.

Level of Service A: This is a condition of free flow, accompanied by low traffic volumes and high speeds. Traffic densities will be low, with uninterrupted flow speeds controlled by driver desires, speed limits, and physical roadway conditions. There is little or no restriction in maneuverability due to the presence of other vehicles and drivers can maintain their desired speeds with little or no delay.

Level of Service B: This occurs in the zone of stable flow, with operating speed beginning to be restricted somewhat by traffic conditions. Drivers still have reasonable freedom to select their speed and lane of operation. Reductions in speed are not unreasonable with a low probability that traffic flow will be restricted. The lower limit (lowest speed, highest volume) of this level-of-service has been used in the design of rural highways.

Level of Service C: This is still in the zone of stable flow, but speeds and maneuverability are more closely controlled by the higher traffic volumes. Most of the drivers are restricted in their freedom to select their own speed, change lanes, or pass. A relatively satisfactory operating speed is still obtainable with service volumes suitable for urban design practice.

Level of Service D: This level-of-service approaches unstable flow, with tolerable operating speeds being maintained though significantly affected by changes in operating conditions. Fluctuations in volume and temporary restrictions to flow may cause substantial drops in operating speeds. Drivers have little freedom to maneuver and comfort and convenience are low.



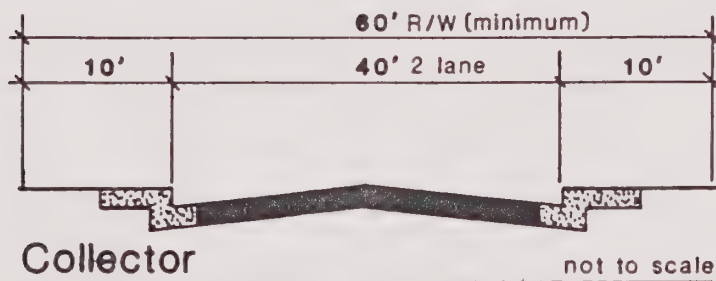
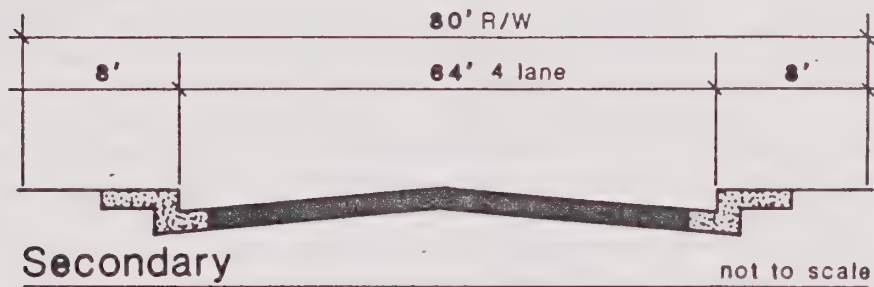
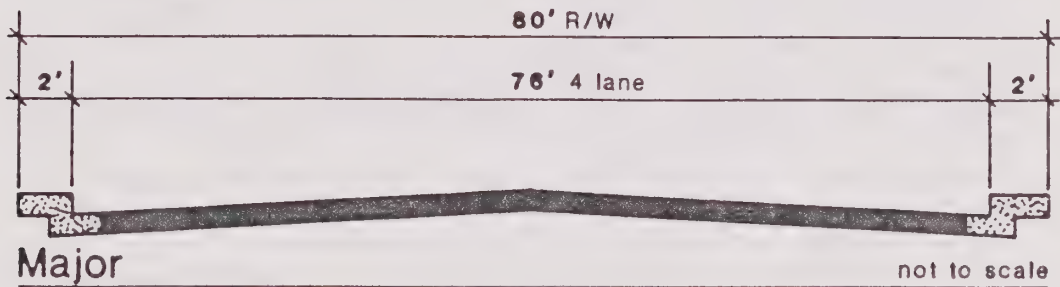
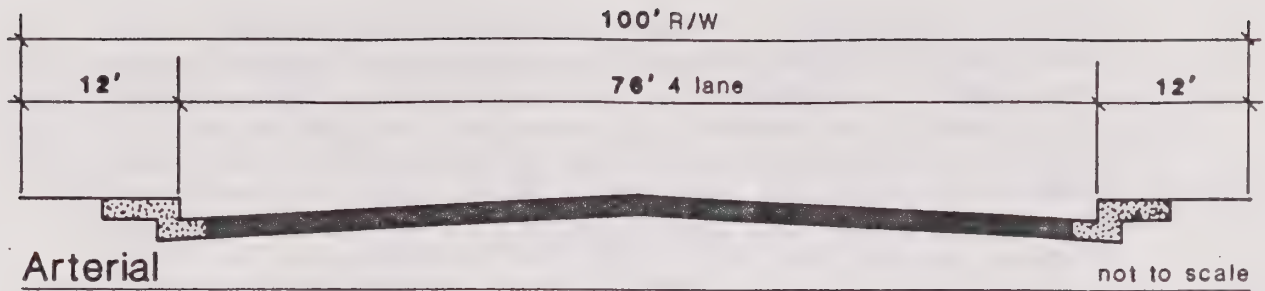


Figure CIR-1  
Street Classification Standards



Level of Service E: This level-of-service cannot be described by speed alone but represents operations at lower operating speeds, generally about 30 miles per hour, with traffic volumes at or near the design capacity of the roadway. Traffic flow is unstable and there may be stoppages for short periods. This level of service is associated with the operation of a facility at design flow.

Level of Service F: This level-of-service describes a forced-flow operation at low speeds where volumes are above the design capacity of the roadway. In the extreme cases, both speed and volume can drop to zero. These conditions usually result from queues of vehicles backing up from a restriction downstream. The section of the roadway under study will serve as a storage area during parts or all of the peak hour period. Speeds are substantially reduced and stoppages may occur for short or long periods of time because of the downstream congestion.

The level of service can be calculated if the design capacity for average daily traffic (ADT) and the existing traffic volumes (ADT) are known. For urban design purposes, a level of service (LOS) of C is desirable though in most urbanized areas such as Desert Hot Springs, the LOS of D is generally considered to be acceptable. The actual capacity of a roadway is dependent on numerous factors, foremost among them is the number of travel lanes. Daily volumes and the corresponding LOS for different design in configurations are shown in presented in the Circulation Element Technical Appendices.



## 2.2 Proposed Circulation System

Analysis of existing and projected traffic volumes and street capacities, see Circulation Technical Appendices, provide an indication of the adequacy of the present street system and serve as a basis for designation of the proposed street system.

In order to accommodate both existing and future traffic demands, the following circulation system is proposed, see Table C-1 and Figure C-2.



TABLE CIR-1  
PROPOSED STREET SYSTEM IN DESERT HOT SPRINGS

Major and Arterial Roads (100 foot right-of-way unless  
noted by footnotes)

Pierson Blvd.<sup>1</sup>  
Palm Dr.<sup>1</sup>  
Hacienda Ave.<sup>2</sup>  
Mission Lake Blvd.  
Mountain View Rd.<sup>3</sup>  
Little Morongo Rd.  
Long Canyon Rd.  
Indian Ave.  
Dillon Rd.  
Two Bunch Palms Trail

Secondary Roads (80 foot right-of-way)

Verbena Dr.  
West Dr.  
Miracle Hill Rd.<sup>3</sup>  
Cactus Dr. (portion)  
Fifteenth Ave.  
Desert View Avenue  
Palm Drive (north of Mission Lakes Blvd.)

Collector Roads (60 foot right-of-way)

Mesquite Ave.  
Eighth St.  
Ocotillo Dr.

Minor Roads:

All remaining City Roads

- 1 The Palm Drive/Pierson Boulevard intersection has an 80 foot right-of-way.
- 2 80 foot right-of-way adjacent to subdivided lots as of the date of Plan adoption
- 3 60 foot right-of-way adjacent to subdivided lots as of the date of Plan adoption.



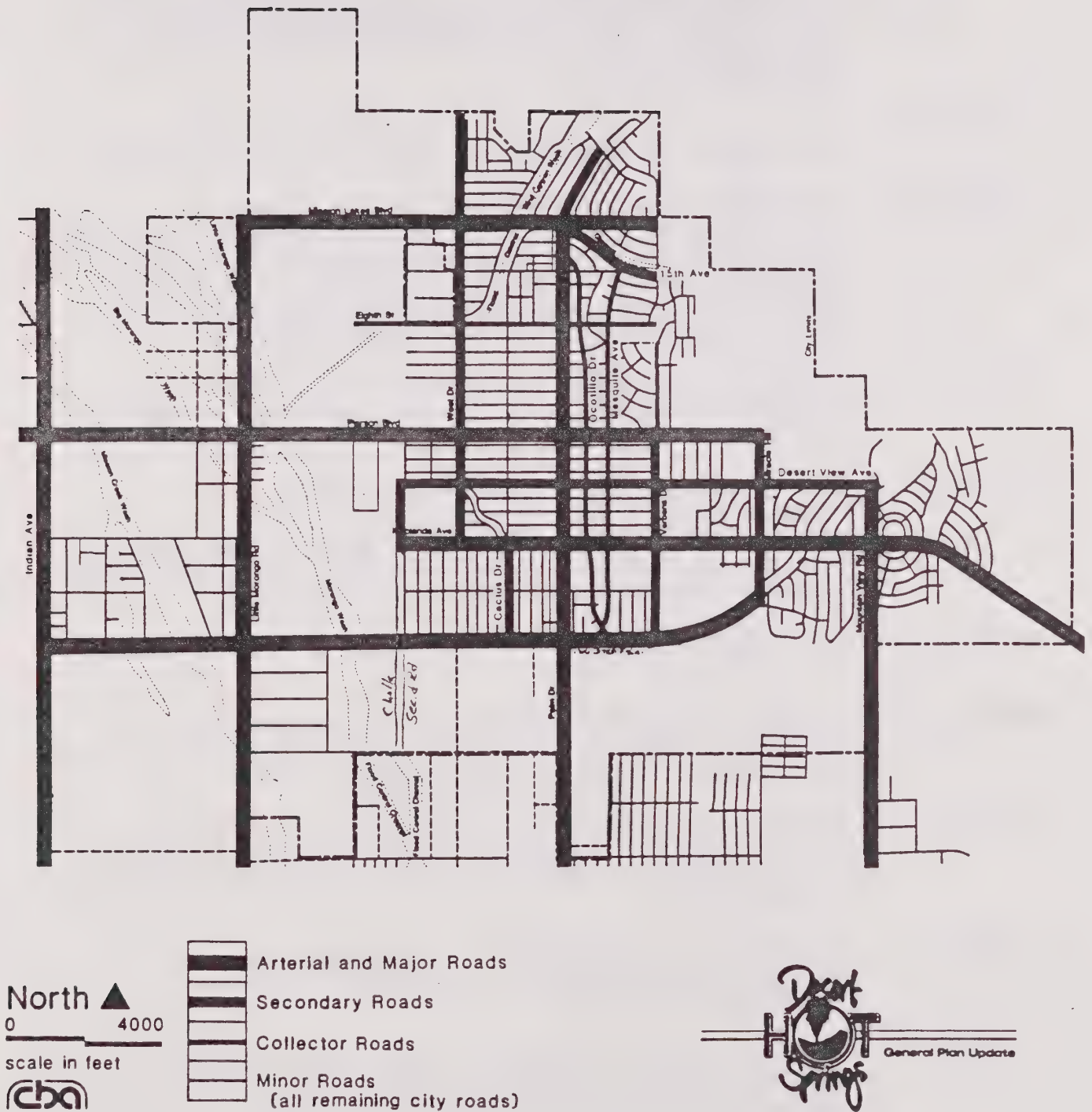


Figure CIR-2  
Proposed Street System  
in Desert Hot Springs



### 3.0 GOALS AND POLICIES

**GOAL:** DEVELOP A UNIFIED CIRCULATION SYSTEM WITH PALM DRIVE, HACIENDA AVENUE AND PIERSON BOULEVARD AS FOUR-LANE MAJOR ARTERIALS, INCLUDING CONSIDERATION OF BICYCLE LANES AND WALKWAYS FROM RESIDENTIAL AND SPA AREAS TO COMMERCIAL AND RECREATION FACILITIES, AND PUBLIC TRANSIT.

Policy 1: The City will periodically review the function of the system of roadways to identify any problems.

Policy 2: Cooperate with neighboring jurisdictions in developing resolutions to traffic problems that are regional in nature. Special emphasis should be devoted to Palm Drive, Pierson Boulevard, Mission Lakes Boulevard, Hacienda Avenue, Two Bunch Plams Trail, Mountain View Drive, and Dillon Road.

Policy 3: Develop neighborhood traffic control plans for those neighborhoods experiencing the spillover traffic impacts.

Policy 4: Periodically review on-street parking in neighborhoods adjacent the revitalization/redevelopment districts and develop parking and control plans for those areas adversely affected by spillover traffic and parking.

Policy 5: The needs of the handicapped will be considered in all development plans.

Policy 6: Private and public parking shall be provided in sufficient amount to adequately meet local needs and to minimize congestion on arterial streets.

Policy 7: Require new development (industrial, commercial, and residential) to comply with parking area standards and periodically review and evaluate these standards for adequacy.

Policy 8: Require new development in revitalization/redevelopment districts to provide adequate off-street parking.

Policy 9: Develop bicycle paths and lanes, and walkways, linking visitor serving areas with commercial uses, recreation facilities and public transit.



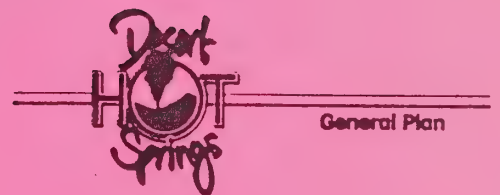
Policy 10: Develop and adopt a "Master Plan of Streets" by 1989 and update said Master Plan on a yearly basis. The Master Plan of Streets will include street widths, range of improvements (e.g., curbs/gutters, sidewalks, etc.), and potential need for traffic control devices.







# Housing









## HOUSING ELEMENT

### 1.0 INTRODUCTION

#### 1.1 State Requirements

State Law contains specific requirements for the preparation and content of the housing elements. State Law makes it clear that the provision of affordable housing is the responsibility of all local governments and, using vested powers, should make a conscious effort to see that there are housing opportunities for all income groups (Section 65580). The intent of the State housing element requirements is based on the following concerns (Section 65581):

- o Local governments should recognize their responsibilities in contributing to the attainment of the State's housing goals.
- o Cities and counties should prepare and implement housing elements coordinated with State and Federal efforts in achieving the State's housing goal.
- o Each local jurisdiction should participate in determining the necessary efforts required to attain the State's housing goals.
- o Each local government must cooperate with other local governments to address regional housing needs.

The State specifies requirements for the preparation of housing elements including the types of analysis used to assess existing and projected housing needs, the nature of the community goals and the detail required in objectives and policies as they relate to housing. Also specified is the content and effect of programs identified to implement the housing element. The Desert Hot Springs General Plan Housing Element contains the "Goals and Policies" component required by State Law. The detailed analysis used in assessing housing need is found in the technical appendices to the Housing Element. The final component required by State Law is "Implementation Program" which is located in the Housing Element Technical Appendices. The State requirements concerning the preparation and content of housing elements are summarized in Table H-1. In addition, the sections containing the appropriate information required by law are also indicated.







Table H-1  
State Requirements for Housing Elements

Required Housing Element Component	Reference
<u>A. Housing Needs Assessment</u>	
1. Analysis of population trends in Desert Hot Springs	Housing Element Technical Report- Section B
2. Analysis of employment trends in Desert Hot Springs	Housing Element Technical Report- Section E
3. Projection and quantification of existing and projected housing needs for all income groups	Housing Element
4. Analysis and documentation of Desert Hot Springs housing characteristics including the following:	Housing Element Technical Report:
a. level of housing cost compared to ability to pay;	Section C
b. overcrowding;	Section D
c. housing stock condition.	Section C
5. An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Land Use Element Housing Element
6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Housing Element Technical Report- Section F
7. Analysis of existing and potential non-governmental (private sector) constraints upon maintenance, improvement, or development of housing for all income levels	Housing Element Technical Report- Section F
8. Analysis of special housing needs: (handicapped, elderly, large families, farm workers, and female-headed households	Housing Element Technical Report- Section D



Table H-1  
State Requirements for Housing Elements  
(continued)

Required Housing Element Component	Reference
9. Analysis concerning the number of homeless persons in Desert Hot Springs	Housing Element
10. Analysis of opportunities for energy conservation with respect to residential development	Housing Element
<u>B. Goals, Objectives, and Policies</u>	
1. Identification of the City Desert Hot Spring's community goal relative to maintenance, improvement, and development of housing	Housing Element Goals and Policies
2. Quantified objectives and policies relative to the maintenance, improvement, and development of housing in Desert Hot Springs	Housing Element Goals and Policies
<u>C. Implementation Program</u>	
An implementation program should do the following:	
1. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Implementation Plan Housing Element
2. Program to assist in the development of adequate housing to meet the needs of low and moderate income households	Implementation Plan Housing Element
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Desert Hot Springs	Implementation Plan Housing Element
4. Conserve and improve the condition of the existing affordable housing stock in Desert Hot Springs	Implementation Plan Housing Element



## 1.2 Issues and Opportunities

A detailed analysis of demographic and housing characteristics in the City of Desert Hot Springs identified the following trends:

- There has been an increase in the numbers and proportion of the population who are young adults (20-29 years) in the family formation age.
- There have been increases in the minority population although accurate quantification is not available.
- There has been an decrease in the number and percentage of elderly households (over 65).
- The City has a low median household income in relation to the region.
- Housing costs in Desert Hot Springs are lower than in the surrounding region.
- There has been an increase in the number and percentage of multi-family units.
- The vacancy rate, particularly for rental units, is low.
- Some areas which are now predominantly developed with single-family housing could develop to higher densities under existing zoning.
- In 1980, approximately 59% of the total housing units within the City were single-family units, and 16% were mobile homes.



## 2.0 PROPOSALS

### 2.1 Summary of Housing Need

A primary goal of the City of Desert Hot Springs is to assure that all social and economic segments of the City's existing and future population have adequate housing. To implement this goal and related policies, the City must target its programs and assistance to those households with the greatest need. This section of the housing element identifies those categories of housing need defined by Federal and State law and consists of four major categories: those needs resulting from increased population growth, substandard housing in need of rehabilitation or replacement, households that are paying in excess of what they can afford for housing, and those households with special housing needs such as very large families or households with at least one handicapped member. Many of those households falling into one or more of these categories include lower income households which, in addition, may be elderly, minority, or single-parent households.

Growth Needs: The future housing need for the year 1990 can be estimated using the SCAG '82 - Regional Growth Forecast. Based on the projections provided by SCAG which are required by the State to be included in this element, the City of Desert Hot Springs will have to accommodate an additional 36 very-low income households and 51 low income households in 1989. A complete breakdown of future housing needs in Desert Hot Springs is provided in Table H-2.

The population projections provided by the Southern California Association of Governments (SCAG) indicates that the City's overall population will remain generally constant for the planning period of this General Plan. There is some disagreement between the SCAG projections and the anticipated population gain resulting from the implementation of the General Plan. The implementation of land use policies calling for infill in the mixed-use areas will result in additional housing with a corresponding increase in population. The City's population resulting from natural increase, immigration, and the implementation of the goals and policies of the General Plan are anticipated to exceed those projections provided by SCAG and are expected to range from approximately 16,000 to 24,600 persons by 2000 and 25,600 to 44,100 by 2010.

Housing Affordability: The Federal Government adopted a national standard that is used to identify those households with housing costs in excess of what they are able to afford. These standards indicate that a household paying in excess of thirty percent of its gross monthly earnings for housing may be paying more than what it can afford. The assumption assumes that any greater proportion paid for housing will result in less money available for food, clothing, health care, and other necessities.



According to the data supplied by the 1980 U.S. Census, there were 700 households with annual incomes of less than \$10,000 paying in excess of 30 percent of their gross annual income for housing. Of those low income households paying in excess of 30 percent of their monthly incomes for housing, 424 households were occupied by renters. The low income renter households are especially vulnerable to the increased costs of housing since their incomes do not generally keep pace with the increased living costs. In addition, they do not have the option of selling their homes to take advantage of any equity that may be in the property.

Special Housing Needs: In addition to those categories of housing need identified above, the housing needs analysis contained in the Technical Appendices found that there were an estimated 207 households with at least one handicapped member in 1980. In addition, there were 1,298 households where the household head was 65 years of age or older. Many of those households in the City fall into both categories.

The 1980 Census identified 173 households with five or more family members which represented approximately five percent of the total number of households in the City in 1980. In addition, the 1980 Census reported that there were 53 overcrowded households (more than 1.01 persons per room) in Desert Hot Springs. Households in this latter category comprise approximately 1 percent of the total number of households in the City.



**TABLE H-2: EXISTING AND PROJECTED HOUSING NEEDS BY HOUSEHOLD  
DESERT HOT SPRINGS**

Housing Need	Total Households	Income Level			
		Very-Low	Low	Moderate	Upper
EXISTING NEED					
Overpaying					
Total	996	561	211	184	40
Renters	584	340	125	106	13
Substandard	64	N/A	N/A	N/A	N/A
Special Needs					
Elderly	1,298				
Handicapped	207				
Large Families	173				
Overcrowded	53				
Minority	223				
Female Head	252				
Below Poverty Level	566				
1990 GROWTH	172	36	51	35	50
	100.0%	20.75%	29.50%	20.45%	29.30%

Source: 1980 U.S. Census  
SCAG Regional Housing Allocation Model

Note: Special needs figures cannot be totaled because categories are not exclusive of one another.

N/A indicates information that was unavailable.



## 2.2 Housing Programs

In order to implement the goals and policies contained in the General Plan, the following City housing programs will continue to be implemented. These programs are summarized on Table H-3.

Housing Rehabilitation Programs - A survey, conducted by the Desert Hot Springs Planning Department in April 1981, assessed the structural condition of approximately 86 percent of the residential units in the City. The condition of each housing unit was evaluated with the outward appearance of the structure being the most heavily weighted variable. Homes identified as being in "poor" condition consisted of those units which were beginning to exhibit signs of neglect with refurbishing costs estimated to be approximately \$5,000. An estimated 63 units were placed in this category. To encourage the maintenance and rehabilitation of these units, the following programs are available:

Senior Home Repair Grant Program: The objective of this grant program is to provide money for upgrading owner-occupied units in the City where the necessary repairs are minor. The maximum grant amount is \$1,500.00, or in the case of code violations or hazardous conditions this amount is increased to \$3,500.00. To be eligible for these grants, the homeowners must be 62 years or older, in addition to meeting income eligibility. The program is funded through Community Development Block Grant Funds.

Deferred/Low Interest Loan Program: This program provides loans in amounts up to \$3,500 to qualifying homeowners. These loans may be used for minor repairs or major home improvements including room additions if the borrower can show evidence of overcrowding. The loans are reviewed every five years to assure eligibility and they are not assumable.



**Rental Rehabilitation:** This program provides for the rehabilitation of rental units for low and moderate income renters. Generally, the loans can be for up to \$7,000 per low-moderate income unit. The loan is payable when the property changes title.

**Code enforcement:** The City will respond to complaints by residents and work with property owners to upgrade their units.

**Code compliance checks:** At the request of a property owner or prospective buyer, City staff will provide copies of all building and related permits for the property so that the owner can determine whether previous rehabilitation work has been inspected and found in compliance with codes. The City will also make safety and code compliance inspections of units, if requested to do so.

In order to address the continuing problem of illegal units, the City will survey the City to identify illegal units, notify property owners that they are in violation of City law, and inform them of the steps necessary to bring their properties into compliance with City codes.

All the above programs with the exception of ongoing code enforcement and code compliance checks, are ongoing with the continuation of the housing rehabilitation programs dependent on Federal assistance.

**Section 8 Housing Assistance:** The City of Desert Hot Springs provides Section 8 rental assistance through the Riverside County Housing Authority to lower-income renters in the City.

**Fair Housing Programs:** The City of Desert Hot Springs entered into an agreement with the County of Riverside to provide a wide range of services for City residents. These services are designed to implement fair housing policies and procedures and to provide information concerning minority rights under existing fair housing laws.

**Building Resale Inspection Program:** This program will involve an inspection of residential property when ownership changes. The inspection, conducted at the time of sale, prior to the closing of escrow, will be concerned with identifying possible building code violations and illegal additions.



TABLE H-3

SUMMARY OF PROGRAM ACCOMPLISHMENTS AND GOALS  
DESERT HOT SPRINGS

PROGRAM	RESPONSIBLE AGENCY	FUNDING	UNITS BUILT/ REHABILITA- TION 1980-85	EXPECTED ACCOMPLISH- MENTS 1985-90
Deferred Low Interest Loan Program	Riverside County Housing Authority	Community Development Block Grant (CDBG)	16	13
Senior Home Repair Grant Program	Riverside County Housing Authority	CDBG	641	900
Rental Rehabilitation	Riverside County Housing Authority	HUD Section 17	3	10
Code Enforcement	City		-	-
Code Compliance Checks	City			
Section 8 Housing Assistance	Riverside County Housing Authority	CDBG	42 units	continued
Fair Housing Programs	City		-	-
Building Resale Inspection Program	City		-	-
Single Family Bond Program	City	Bond Issue Private	3 units	100 units
Single Family FMHA Ownership	Federal	FMHA	40 units	55 units
FMHA Section 515 Rental Assistance	Federal	FMHA	19 units	122 units
Rural Rental Housing	Riverside County Housing Authority		12 units	continued
Multi-Family Bond Program	City	Private	200 units	252 units

Source: City of Desert Hot Springs  
Riverside County Housing Authority



### 2.3 Summary of Goals and Policies

The implementation of goals and policies in the General Plan, particularly those in the Land Use Element, will have an impact upon housing and population in the City. For purposes of evaluating the effects of the General Plan on future population and housing, two development scenarios were examined. The first scenario considers the impacts if all land that allows for residential uses is developed at the minimum density allowed under each general plan land use category. A second development scenario considers the inverse of the first scenario; that is, it considers the impacts if residential build-out is at the maximum densities allowed under each general plan land use category. The results of the analysis indicate that under ideal conditions where land designated for uses other than residential will not contain any residential units and all land designated for residential uses will be exclusively residential development, the City's population at build-out will be between 45,000 and 64,000 persons. This assumes that the average household size of 2.5 persons in 1985 will remain constant.

Additional housing opportunities will be provided within those districts designated for Mixed-Use/Specific Plan as the City's annexation program continues. Additional new housing opportunities will result from infill or replacement housing in the residential neighborhoods designated for low or medium densities.

The goals and policies in the Housing Element emphasize the need for protecting the existing single-family neighborhoods located throughout the City. This is accomplished through rehabilitation of existing units where needed and insuring that new residential development is compatible with existing development in terms of building density and design.

The Housing Element also emphasized the need to insure that safe and sound housing is readily available to all income groups in the City. Specific policies are concerned with insuring that there are opportunities for housing for all groups regardless of sex, age, race, and income.



### 3.0 GOALS AND POLICIES

ENCOURAGE MAINTENANCE OF CURRENT HOUSING AND PROVISION OF ADEQUATE NEW HOUSING INCLUDING A RANGE OF HOUSING TYPES AND COSTS FOR ALL CURRENT AND FUTURE RESIDENTS AND PROTECT SINGLE-FAMILY NEIGHBORHOODS THROUGHOUT THE CITY.

- Policy 1: Encourage the construction of new single-family attached and detached dwellings using zoning and other mechanisms.
- Policy 2: Preserve existing residential areas by using design measures to buffer these sensitive land uses from adjacent dissimilar uses.
- Policy 3: There should be a variety of housing types and prices to accommodate a wide range of housing needs and tastes.
- Policy 4: Encourage the maintenance of existing housing opportunities while promoting the development of new housing opportunities for the City's elderly.
- Policy 5: Discourage the conversion of apartments to condominiums by requiring that converted buildings be brought into full compliance with the existing codes.
- Policy 6: A range of housing opportunities should be provided to existing and future residents of the City of Desert Hot Springs to insure that housing is available to all socio-economic segments of the community.
- Policy 7: Low and moderate-income housing should be of equal design, construction, and maintenance as that of more expensive housing in the City of Desert Hot Springs.
- Policy 8: Housing developed for low and moderate-income households should not be concentrated in any single location or planning area.
- Policy 9: The provision for low and moderate-income housing should be coordinated with the Riverside County Housing Assistance Program (HAP).
- Policy 10: Provide information and referral services to regional agencies which counsel people on fair housing and landlord-tenant issues.
- Policy 11: The City of Desert Hot Springs will continue to support and assist in enforcing, as required, the provisions of the Federal Fair Housing Act.
- Policy 12: Encourage the construction of housing units for senior citizens by allowing a density bonus of up to 50% in projects devoted to senior citizen housing.



## HOUSING ELEMENT TECHNICAL REPORT

### A. Introduction

This technical report contains demographic, household, and socioeconomic data relevant to the Housing Element of the Desert Hot Springs General Plan. This information relies heavily on data provided in the 1980 Census and 1985 estimates from the State Department of Finance. The City has experienced significant population growth since the most recent census was conducted, which limits the utility of the census data in making determinations concerning the socioeconomic and demographic character of the community. This report will examine the population, housing, household, and employment characteristics of the City in the following sections.

### B. Demographic Characteristics

The population of Desert Hot Springs as of January 1, 1985 was estimated by the California Department of Finance to be 7,759 persons. The 1985 population is a significant increase over the 2,738 persons residing in Desert Hot Springs according to the 1970 census. Almost all of this increase came about through immigration and natural increase. Annexations have generally involved uninhabited land and have not significantly contributed to the City's population gain. The population of Desert Hot Springs for 1970 through 1985 is shown in Table H-1. The largest increase in population occurred during the years between 1976 and 1983.

Between 1975 and 1985, the rate of growth of Desert Hot Springs has been significantly higher than other cities in the Coachella Valley, though most of the other cities experienced very rapid growth in the same period. In recent years the population growth has slowed, with a growth rate of 2.1 percent between 1984 and 1985. Table H-2 compares the growth of Desert Hot Springs to other cities which have maintained the higher growth rate.

One of the problems in reviewing demographic data for Desert Hot Springs is the lack of information from the census. Since incorporation in 1963, two censuses have been taken, in 1970 and 1980. The 1970 census tract which includes Desert Hot Springs is very large and includes communities which are distinctly different from Desert Hot Springs. This data, therefore, could not provide a clear picture of selected characteristics of Desert Hot Springs. The 1980 census tract is much more representative of the character of Desert Hot Springs. A major shortcoming of the 1980 Census concerns the population growth that has occurred in the City since the census. The population of Desert Hot Springs has grown 34 percent between 1980 and 1985, and the demographics of this growth are not accounted for in the 1980 census.

According to the 1980 census, a majority of the City's residents were white with racial minorities comprising less than seven percent of the total population. The City had a smaller Hispanic population than that typical



for many Southern California cities. Current data is not available to determine the ethnic and racial makeup of Desert Hot Springs. The 1980 census may not be an accurate reflection of current trends in the census tract which contains Desert Hot Springs and its Sphere of Influence. The 1980 census findings are summarized in Table H-3.

Up until the 1970s, Desert Hot Springs was primarily a resort community for retired persons. In 1970, the median age of the residents was 62.1 years, with persons over 65 making up 43 percent of the population. By 1980, the median age had dropped to 45.3 years and the percentage of residents over 65 had dropped to 26.6 percent (Ref.1). Table H-4 gives a breakdown of the age characteristics of the Desert Hot Springs census tract. The trend of a younger population with higher participation in the labor force has continued since 1980; however, no recent data is available. Table H-5 examines the labor force trends of Desert Hot Springs between 1970 and 1980.

TABLE H-1: ANNUAL INCREASE IN POPULATION: 1970-1986

Year	Population	Increase	Percentage
1986	8240	481	6.2%
1985	7759	184	2.4%
1984	7575	250	3.4%
1983	7325	450	6.5%
1982	6875	475	7.4%
1981	6400	625	10.8%
1980	5775 (1)	675	13.2%
1979	5100	660	14.9%
1978	4440	660	17.5%
1977	3780	440	13.2%
1976	3340	270	8.8%
1975	3070	90	3.0%
1974	2980	90	3.1%
1973	2890	30	1.0%
1972	2860	30	1.1%
1971	2830	92	3.4%
1970	2738	n.a.	n.a.

Source: California Department of Finance, 1970 U.S. Census

(1) 1980 U.S. Census Data estimated the population of Desert Hot Springs at 5,941 persons.



TABLE H-2: POPULATION TRENDS IN DESERT CITIES

City	Year			Percentage Growth in Population	
	1975	1984	1985	1975-1985	1984-1985
Desert Hot Springs	3,070	7,575	7,759	153%	2.4%
Palm Springs	28,000	37,700	38,925	39%	3.2%
Indio	18,400	26,600	28,179	53%	5.9%
Cathedral City	n.a.	14,800	16,032	n.a.	8.3%
Palm Desert	8,900	14,550	15,211	71%	4.5%
Coachella	8,150	12,000	12,528	54%	4.4%
Rancho Mirage	3,870	7,275	7,582	96%	4.2%
La Quinta	n.a.	6,100	6,456	n.a.	5.8%
Indian Wells	1,140	1,880	1,998	75%	6.3%

Source: California Department of Finance

TABLE H-3: 1980 RACE AND ETHNICITY OF CENSUS TRACT 445.02  
(Desert Hot Springs and Immediate Surrounding Area)

Ethnicity	Number	Percentage
American Indian	62	0.8%
Asian and Pacific Islander	45	0.6%
Black	47	0.6%
White	6835	93.5%
Other	324	4.4%
TOTAL	7313	100%
Spanish Origin	557	7.6%

Source: 1980 U.S. Census



**TABLE H-4: AGE CHARACTERISTICS OF DESERT HOT SPRINGS  
1980 CENSUS TRACT 445.02**

0-4 (Preschool)	471	6.4%
5-19 (School)	1117	15.3%
20-24 (College, Apprenticeship)	520	7.1%
25-54 (Working)	2128	29.1%
55-64 (Early Retirement)	1130	15.5%
65+ (Retirement)	1947	26.6%
<b>TOTAL</b>	<b>7313</b>	<b>100.0%</b>

Source: 1980 U.S. Census

**TABLE H-5: AGE AND LABOR FORCE CHARACTERISTICS 1970-1980**

	1970	1980
Total Population	2,738	5,941
Median Age	62.1	45.3
Population Over 65	1,177 (43.0%)	1,580 (26.6%)
Total Population in Labor Force	865 (31.6%)	2,200 (37.0%)

Source: 1970 U.S. Census; 1980 U.S. Census; Economic Base  
Analysis, Economics Research Associates, September 1983.

### **C. Housing Characteristics**

Most of the land in Desert Hot Springs is reserved for residential development which accounts for approximately 77% of the developed land in the City. Since Desert Hot Springs is a relatively new community (incorporated in 1963), the majority of housing units were constructed after 1960. Table H-6 shows the age of the City's housing stock.



TABLE H-6: AGE OF THE HOUSING STOCK - DESERT HOT SPRINGS

YEAR BUILT	UNITS	PERCENT
Before 1939	120	2.5%
1940 - 49	298	6.3
1950 - 59	740	15.7
1960 - 69	917	19.4
1970 - 80	2,513	53.3
TOTAL	4,588	100.0%

Source: 1980 U.S. Census

A windshield survey of the City's housing stock in April, 1986 revealed no substandard units which are (by definition) units needing substantial repairs such as a new roof, new siding, or foundation repair. However, a windshield survey cannot assess the condition of the plumbing, electrical wiring, and need for other internal repairs. According to the 1980 Census, 120 units were built prior to 1939. Undoubtedly, some portion of these dwelling units are in need of substantial repair. There were also 53 housing units in 1980 that were considered to be overcrowded. According to the Census, an overcrowded housing unit is one that has more than 1.01 persons per room. Other units which may also be in substandard condition include 25 dwellings that lacked plumbing for exclusive use.

The State Department of Housing and Community Development provides a method for estimating the number of housing units in need of repair or replacement. According to this method, Desert Hot Springs has approximately 64 substandard units - 45 in need of repair and 19 in need of replacement.

Table H-7 shows the variety of housing types in the City. Three categories of housing can be found here: single-family, multiple-family and mobile home. Almost 60 % of the housing units in Desert Hot Springs are single-family. Approximately 25% of of all housing stock consists of multi-family units (two or more attached housing dwellings). Most of these multi-family developments have between 2 to 10 units each. The third housing type in Desert Hot Springs, mobile homes, comprises 16% of the housing stock.



**TABLE H-7: HOUSING TYPES - 1980  
DESERT HOT SPRINGS**

HOUSING TYPE	Number	(Percent)
Single-family Detached	2,689	58.6
Duplex	224	4.9
3 to 4 Units	249	5.4
5 or More	694	15.1
Mobile homes	732	16.0
<b>TOTAL</b>	<b>4,588</b>	<b>100.0</b>

Source: 1980 U.S. Census

Of all occupied housing units, 44% are owner-occupied and 24% are renter occupied. Desert Hot Springs had a relatively high vacancy rate in 1980 (see Table H-8). Generally, a vacancy rate of between three and five percent for sale/rental housing is considered to be average. In Desert Hot Springs, however, a little over 10% of all housing units were vacant. This vacancy rate includes only those units that are vacant for sale or for rent. A large proportion (almost 22%) of the vacant units in the City are seasonal homes that are occupied only during the winter months.

**TABLE H-8: CHARACTERISTICS OF VACANT UNITS - 1980  
DESERT HOT SPRINGS**

VACANCY TYPE	NUMBER OF UNITS	PERCENT
Vacant For Sale	216	18.8
Vacant for Rent	261	22.8
Seasonal Home	452	39.4
Rented or Sold, Awaiting Occupancy	67	5.8
Other Vacant	150	13.1
<b>TOTAL VACANT UNITS</b>	<b>1,146</b>	<b>100.0</b>

Source: 1980 U.S. Census



According to City staff, the housing vacancy rate has been decreasing since 1980. The decreasing vacancy rate is probably due to the fact that housing prices in Desert Hot Springs are generally lower than surrounding areas (see Table H-9). Tables H-10 and H-11 show that housing costs have remained relatively low. Such moderate housing costs draw the retired on fixed incomes, moderate income workers and younger, first-time home buyers.

TABLE H-9: HOUSING COSTS -1980  
DESERT HOT SPRINGS AND THE REGION

JURISDICTION	MEDIAN VALUE	MEDIAN RENT
Desert Hot Springs	\$55,000	\$258
Coachella	42,000	198
Indio	56,000	227
Palm Desert	91,500	373
Rancho Mirage	107,500	378
Riverside-San Bernardino-Ontario SMSA	64,700	284

Source: 1980 U.S. Census

TABLE H-10: RENTAL RATES IN DESERT HOT SPRINGS

HOUSING TYPE	NUMBER OF UNITS	MEDIAN	AVERAGE	RANGE
Multiple-Family				
Studio	5	\$235	\$258	\$175 - \$385
1 Bedroom	6	\$305	\$321	\$275 - \$385
2 Bedroom	4	\$430	\$459	\$400 - \$575
Single-Family				
2 Bedroom	2	-	-	\$525 - \$575

Source: The Desert Sentinel, April, 1986.



TABLE H-11: HOUSING SALES PRICES - 1985  
DESERT HOT SPRINGS

HOUSING TYPE	NUMBER OF UNITS	MEDIAN	AVERAGE	RANGE
<u>Single Family Detached</u>				
Resale				
1 Bedroom	0	-	-	
2 Bedroom	9	\$ 46,500	\$ 48,111	\$ 37,000 - \$ 75,000
3 Bedroom	9	\$ 59,000	\$ 64,789	\$ 52,100 - \$105,000
4+ Bedroom	2			\$ 57,500 - \$160,000
Original Sale				
1 Bedroom	0	-	-	-
2 Bedroom	0	-	-	-
3 Bedroom	3	-	\$ 81,000	\$ 67,500 - \$107,500
4 Bedroom	0	-		
<u>Single Family Attached</u>				
Resale				
1 Bedroom	0	-	-	-
2 Bedroom	1	-	-	\$140,000
3 Bedroom	2	-	\$ 64,500	\$ 55,000 - \$ 74,000
4 Bedroom	0	-	-	-
Original Sale				
1 Bedroom	0	-	-	-
2 Bedroom	1	-	-	\$ 71,000
3 Bedroom	0	-	-	-
4+ Bedroom	0	-	-	-

Source: California Market Data Center; Sales reported 1985

Desert Hot Springs has the potential for quadrupling the current number of housing units, given the amount of vacant land and its zoning (Table H-12). It should be stressed that this table shows the absolute maximum that could be built with existing vacant land and current zoning.



TABLE H-12  
DESERT HOT SPRINGS  
Estimated Housing Buildout Under Current Zoning (Current City Limits)

Source/Units	Single-Family	Duplex	3 or More	Mobile Home
Existing Stock	2,190	280	1,000	250
Total Additional Stock	8,650	4,300	2,960	3,820
From Subdivided Land	2,720	4,210	2,020	--
From Undivided Land	1,210	20	--	3,140
From Open Land District	4,630	70	940	670
Total Housing Units Under Buildout	10,750	4,580	3,960	4,060

Total # of current units: 3,730  
Total # of potential units  
at buildout of current  
zoning: 19,640

Current population (1985): 7,760  
Population estimate at  
buildout under current  
zoning: 41,240

Note: The total buildout under present zoning estimates was prepared to illustrate current City policy and serve as a starting point from which to assess projections made during the General Plan Program. The above estimates assume that all vacant land in the City will be developed.

Assumptions: Additional stock is calculated under maximum use from current zoning, except as noted below). A 20% reduction is taken from individual land for street rights-of-way and development densities are assumed to be the following: R-1: 6 units/acre; R-2: 12 units/acre; R-3: 20 units/acre. Assumptions for the R-4 zone are based on existing land use configurations, ownership patterns and development trends. Residential development is likely to occur at a range of densities from single-family to multiple-family of 20 or more dwelling units per acre. For the purposes of this analysis, it is assumed that residential development will be: 25% at 6 units per acre, 25% at 12 units per acre and 25% at 20 units per acre. The remaining 25% would be used for development of spas, hotels and motels. More comprehensive studies of this area which will lead to a refinement of development patterns are being prepared as part of the general plan program.

The City has 1,949 acres reserved for future development in an Open Land District. The following are likely futures derived from either current proposed development or surrounding zoning: 409 acre: Planned development with 250 room hotel, 175 single-family units, 75 duplex units, 100 multi-family units and golf course. (Planning Areas 1, 3, 7); 150 acres: 843 units multi-family housing and golf course. (Planning Area 2); 638 acres: very low density housing, 1531 single-family units very low density (Planning Area 2, 4); 70 acres: 672 mobile home units (Planning Area 6); 554 acres: 2,040 units high density multiple family housing (Planning Area 6); 53 acres: Commercial use (Planning Area 6); 554 acres: 2,659 low density single-family housing units (Planning Area 7).

Population density based on current ratio of approximately 2.1 persons per dwelling unit.

Source: CBA analysis from aerial photography, field surveys, and related studies, March, April, 1986.



TABLE H-12  
DESERT HOT SPRINGS  
Estimated Housing Buildout Under Current Zoning (Current City Limits)  
(Continued)

Source/Units	Single-Family	Duplex	3 or More	Mobile Home
Existing Vacant Land*	4,365	75	2,983	672
Total Units (Vacant land)	8,095			

\*Estimated at 2,428 acres.



## D. Household Characteristics

The Department of Finance estimated that the 7,759 persons living in the City in 1985 comprised 3,292 households. The Bureau of the Census further defines households as family or nonfamily households. Family households include those households consisting of one householder and one or more persons related to the householder by birth, marriage, or adoption. Certain households may be composed of a group of unrelated individuals or a single person living alone and are referred to as nonfamily households.

According to the 1980 Census, there were 3,372 households in the planning area. Since that time, the significant increase in population has resulted in a 127 percent increase in the number of households in the City according to Department of Finance. Unfortunately, the DOF estimates for 1985 fail to make a distinction between family and nonfamily household categories. According to the 1980 Census, approximately 63 percent of the households were categorized as family households with the remaining 37 percent categorized as nonfamily. Furthermore, of those nonfamily households, 85 percent consisted of persons living alone. The household characteristics of the planning area are described in detail in Table H-13.

TABLE H-13: HOUSEHOLD CHARACTERISTICS  
DESERT HOT SPRINGS

	1980	1985
Total Households	3,372	7,759
Families/Households	2,113	N/A
Non-Family Households	1,259	N/A
Living Alone	1,065	N/A
Average Size	2.14	2.36
Overcrowded Units (1.01 or more persons per room)	53	N/A
Handicapped	207	N/A
Female-Headed	252	N/A
Householder 65+ years of age	1,298	N/A
Minority	223	N/A
Large Families (5 or more members)	173	N/A

Source: 1980 U.S. Census, California Dept. of Finance

N/A = Not available

Note: Persons living alone are classified as non-family households. Overcrowded households are defined as those with more than 1.01 persons per room.

The definition of a handicapped household includes all households with at least one member having a work or housework disability. Some of these disabilities will not necessitate modification to the housing but many will.

Columns do not sum to total households due to overlap in some of the categories and the fact that some households are not included.



Table H-14 shows poverty status by household type. Of all households, 17 percent are below the poverty level. Most of the households with incomes below the poverty level are the elderly and female-headed households. The Regional Housing Allocation Model prepared by the Southern California Association of Governments (SCAG) estimated that there are two low-income farmworker households in the community (see Attachment A). Table H-15 shows household income in the City. As the table shows, the number and proportion of very low income households has increased over time. Table H-16 compares the median household income in Desert Hot Springs to other jurisdictions. Median household income in Desert Hot Springs is lower than other cities in the area and the county as a whole.

Many or all of the above-mentioned households may be overpaying for housing and therefore require additional assistance. According to standards set by the Federal Department of Housing and Urban Development (HUD), a household is considered to be overpaying for housing if more than 30% of its gross income is spent on housing. This particularly applies to households of low and moderate income. Generally, overpayment on the part of owners is not considered to be as serious as overpayment by renters, since homeowners can recoup at least part of the money spent by selling the home. Table H-17 shows housing expenditures as a percentage of income. It should be noted that this table shows the number of households by proportion of income spent on housing. According to the Census, a household is defined as all the persons who occupy a housing unit. Overall, more renters than owners are overpaying for housing. Of those renters with incomes of less than \$10,000 per year, almost 80% are overpaying for housing. These households are likely to need assistance with locating affordable housing in good condition. Table H-18 shows income thresholds at poverty level by family size.

**TABLE H-14: POVERTY STATUS BY HOUSEHOLD TYPE - 1980  
DESERT HOT SPRINGS**

Household Type	Poverty Level	
	Below %	Above %
Elderly (65+)	13.7	86.3
Families	7.6	92.4
with children under 18	9.8	90.2
Female-Headed Household	17.9	82.1
with children under 18	21.1	78.9
without children	11.8	88.2
Total Households in Poverty	16.8	83.2
Total Households	3,332	

Source: 1980 U.S. Census

Note: Poverty levels are defined in Table H-16.  
Columns do not sum the total number of households.



TABLE H-15: HOUSEHOLD INCOME IN DESERT HOT SPRINGS  
1970 - 1980

INCOME	1970		1980	
Riverside County Median	\$7,097		\$16,037	
Desert Hot Springs Median	\$4,834		\$11,859	
	#	%	#	%
Households:				
Very Low Income	228	15.0	1,073	32.0
Low Income	626	41.5	752	22.0
Moderate Income	267	17.7	633	19.0
Upper Income	389	25.8	910	27.0
Total Households	1,510	100.0	3,368	100.0
Households Below Poverty Level	N/A	--	566	16.8

Source: 1970 and 1980 U.S. Census

Note: Very low income households earn less than 50% of the regional median (or less than \$3,548 in 1970 and \$8,018 in 1980); low income households earn between 51% and 80% (\$3,619 to \$5,678 in 1970, and \$8,179 to \$12,830 in 1980); moderate income between 81% and 120% (\$5,748 to \$8,516 in 1970, and \$12,990 to \$19,244 in 1980) and upper income 121% (above \$8,587 in 1970, and above \$19,405 in 1980) of the regional median or more.

N/A indicated information that is unavailable.



**TABLE H-16: HOUSEHOLD INCOME  
DESERT HOT SPRINGS AND THE REGION  
1980**

JURISDICTION	MEDIAN INCOME
Desert Hot Springs	\$ 11,859
Indio	15,237
Palm Desert	19,647
Palm Springs	16,159
Riverside City	17,849
Riverside County	16,037

Source: 1980 U.S. Census

**TABLE H-17: 1980 NUMBER OF HOUSEHOLDS BY PROPORTION OF HOUSEHOLD INCOME  
SPENT ON HOUSING**

INCOME/PROPORTION SPENT	RENTER HOUSEHOLDS		OWNER HOUSEHOLDS	
	NO.	PERCENT	NO.	PERCENT
Less than \$10,000	540	100	549	100
Spent up to 24.0%	67	12	234	43
Spent 25.0-29.0%	49	9	39	7
Spent 30.0% or more	424	79	276	50
\$10,000 - \$19,999	360	100	496	100
Spent up to 24.0%	152	42	300	60
Spent 25.0-29.0%	61	17	87	18
Spent 30.0% or more	147	41	109	22
\$20,000 or more	160	100	436	100
Spent up to 24.0%	141	88	387	89
Spent 25.0-29.0%	6	4	22	5
Spent 30.0% or more	13	8	27	6

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included, nor are condominium owners.



TABLE H-18: INCOME THRESHOLDS AT THE POVERTY LEVEL BY SIZE OF FAMILY IN 1979 (National)

Size of Family Unit	Weighted Average Thresholds	Number of Dependents								
		None	1	2	3	4	5	6	7	8 or more
1 Person <sup>1</sup>	\$ 3,686	3,774								
Under 65 yr.	\$ 3,774	3,479								
65 yr. & Over	\$ 3,479									
2 Persons <sup>2</sup>	\$ 4,723									
HH under 65	\$ 4,876	4,858	5,000							
HH 65 & over	\$ 4,389	4,385	4,981							
3 Persons	\$ 5,787	5,674	5,839	5,844						
4 Persons	\$ 7,412	7,482	7,605	7,356	7,382					
5 Persons	\$ 8,776	9,023	9,154	8,874	8,657	8,525				
6 Persons	\$ 9,915	10,378	10,419	10,205	9,999	9,693	9,512			
7 Persons	\$11,237	11,941	12,016	11,759	11,580	11,246	10,857	10,429		
8 Persons	\$12,484	13,356	13,473	13,231	13,018	12,717	12,334	11,936	11,835	
9 or more Persons	\$14,812	16,006	16,144	15,929	15,749	15,453	15,046	14,677	14,586	14,024

1. Unrelated individual.

2. Householders.

Source: U.S. Census, 1980.

The World Almanac and Book of Facts, 1983, Published annually by Newspaper Enterprises, Inc., New York, p.216.

Another group in need of assistance is the homeless. Homelessness is not a significant issue in Desert Hot Springs and the immediate area, and there are no shelters for the homeless in the City. The homeless in the Coachella Valley tend to congregate in the southern portion of the Valley, some five miles south of Desert Hot Springs, due to access to agricultural jobs and rail transportation. Consequently, few homeless persons make their way to Desert Hot Springs. Homeless that come through the City are assisted by local churches and referred to shelters in the City of Coachella Valley.

## E. Employment

One of the factors that can contribute to an increase in the demand for housing in an area is an expansion of its employment base. All other things being equal, most households try to live near at least one member's place of employment. According to a survey of the business license records of the City of Desert Hot Springs (1), there are approximately 800 persons employed within the City. The majority of these jobs are in the commercial and service sectors and most are probably held by residents. This number probably does



not include all jobs available, however. Only businesses located in the commercially zoned areas of the City are required to obtain business licenses. Those who operate businesses in residentially zoned areas are not included in this figure of 800 persons.

As growth occurs, more jobs within the City will be available, but most residents will be working in the greater Coachella Valley area. Economic Research Associates, (ERA) conducted an economic base analysis for the City in 1983. Their projections indicate an increase from an employment base in the Coachella Valley from 38,000 jobs in 1985 to 47,000 jobs in 1990. These additional jobs will mean some additional demand for housing in Desert Hot Springs. This in turn implies a continuation of the trend towards an influx of working age persons in Desert Hot Springs.

The 1980 U.S. Census showed a total labor force living in the planning area of 2,730 persons. Table H-19 shows characteristics of the labor force.

TABLE H-19: LABOR FORCE CHARACTERISTICS  
DESERT HOT SPRINGS

Population Age 16-64	5,366	
Not in Labor Force	2,636	
Labor Force	2,730	51% (a)
Employed	2,463	
Unemployed	267	10% (b)

Source: 1980 U.S. Census

Notes:

- (a) Percent of total population age 16-64.
- (b) Percent of total labor force.

---

(1) Date of survey was 3-20-86



Table H-20 shows employment by industry and Table H-21 shows the occupations of Desert Hot Springs residents. Most residents (72%) are employed in the areas of skilled/unskilled labor and services. Table H-22 shows commuting patterns of Desert Hot Springs residents. Over 80% work within Riverside County and one-third work in Palm Springs.

**TABLE H-20: EMPLOYMENT BY INDUSTRY  
DESERT HOT SPRINGS**

INDUSTRY	NUMBER	PERCENT
Agriculture/Forestry/Fishing/Mining	13	0.5
Construction	379	15.4
Manufacturing	138	5.6
Transportation	48	1.9
Commercial/Public Utilities	112	4.5
Wholesale/Retail trade	625	25.4
Finance, Insurance, Real Estate	189	7.7
Services	900	36.6
Public Administration	59	2.4

Source: 1980 U.S. Census

**TABLE H-21: OCCUPATION OF EMPLOYED PERSONS - 1980  
DESERT HOT SPRINGS**

OCCUPATION GROUP	PERSONS	PERCENT
Managerial and Professional	408	22.6
Technical, Sales and Administrative Support	97	5.4
Services	517	28.6
Farming, Forestry, and Fishing	7	.4
Precision Production, Craft, Repair, Operators, Fabricators, and Laborers	778	43.0
Total	1,807	100.00

Source: 1980 U.S. Census



TABLE H-22: COMMUTING PATTERNS - 1980  
DESERT HOT SPRINGS

Palm Springs	766	31.9
Other Riverside County	1,320	54.9
Outside Riverside County	69	2.9
Not Reported	248	10.3
Total	2,403	100.0

Median Travel Time to Work: 19.3 Minutes

Source: 1980 U.S. Census

#### F. Constraints on Housing Production

The City of Desert Hot Springs recognizes the need for affordable, sound housing for all its residents. However, this goal is not easy to achieve due to physical constraints, construction costs, and laws and regulations which affect the amount and cost of housing produced. The following section discusses all these constraints.

Lack of vacant land is not an issue in Desert Hot Springs (see p. H-21 of this report).

The physical constraints in Desert Hot Springs can be divided into two types: infrastructure constraints and environmental constraints. Infrastructure constraints are the inadequate fire flows in some parts of the City. The existing water system is currently operating below standards established by the Riverside County Fire Department. Many of the existing lines are four inches in diameter and are incapable of delivering required fire flow. In addition, some areas of the City lack adequate reservoir capacity to meet emergency water supply needs for a "two-hour fire" (Ref. 9). Another infrastructure constraint is the lack of sewers in some parts of the City. Flooding constitutes a major environmental constraint to development of housing in some areas of the City. Areas prone to flooding are indicated on Figure PS-1 in the Public Safety Element.



An additional environmental constraint is seismicity. Desert Hot Springs is located in a seismically-active region. The San Andreas Fault zone traverses the Coachella Valley with prominent branches - the Mission Creek Fault and the Banning Fault. The Alquist-Priolo Special Studies Zones Act requires that the area between 1/4 mile and 1/2 mile in width around all potentially active traces of major faults in the State be delineated as Special Studies Zones. State law regarding development in the Special Studies Zone also requires that an applicant submit a geologic report prior to project approval. Although necessary from a public safety standpoint, this requirement adds to the cost of development. The location of these faults is shown in Figure PS-1 in the Public Safety Element.

Local government can also constrain the production of adequate affordable housing by limiting the amount of land zoned for residential development or the densities at which it can develop; unduly delaying the processing of development applications; or charging fees which increase the final cost to the consumer beyond the affordable range.

Approximately 77% of the land in the City is zoned for residential development and most of this land is vacant. Ample vacant land is available for residential development.

Development application processing procedures are usually completed within 15 days of submission of a complete application.

Development fees charged by the City are contained in Attachment B. Compared to other cities, Desert Hot Springs development fees are relatively low.

As a result of the General Plan Update, the City has revised its development standards for residential development. These new standards will call for increased landscaping, changed setbacks, and requirements for fencing materials. Only the new landscaping requirements will add to the cost of residential construction. Such requirements will add an estimated one percent to the construction costs of a residence. This is a negligible amount and will not affect the City's ability to meet its fair share allocation. It should be noted that the City's design standards for residential development are less stringent than cities in the surrounding area.

The cost of all housing rose between 1970 and 1980 as the cost of each component rose. Since 1980, costs have stabilized somewhat; and in a few areas, fallen. The major components of housing costs are: land, labor, materials, financing, overhead and profit. The cost of each of these will vary significantly depending on the location of the development and the type of house being built. In Desert Hot Springs, an acre of single-family land can cost from \$5,500 to \$15,000 with the average single-family lot costing about \$7,700. An acre of multi-family zoned land costs between \$6,200 and \$17,000. This works out to an average of approximately \$9,300 per lot.

Construction costs also vary according to the type of development. Multi-family housing is generally less expensive to construct (on a unit basis) than single-family housing. However, there is a wide variation within each type depending on the size of the unit and the number and quality of the amenities offered.



Table H-23 shows the average percentage contribution of each cost factor to the overall cost of constructing a single-family house in Southern California over the past 10 years. The factor which has most impacted housing costs in recent years is the cost of financing. The recent reduction in interest rates will probably lead to increased development activity throughout the County, including Desert Hot Springs. However, rates will eventually rise again.

Manufactured housing (including both mobile homes and modular housing) is, in some cases, significantly less expensive than conventional construction. However, even within this type of housing there is a wide range of prices depending on the size and finish of the units. In 1984, the average cost per square foot of a manufactured house was \$33, not including land cost. In 1980, Desert Hot Springs had 732 mobile homes which comprised approximately 16 percent of the total number of units in the City.

**TABLE H-23: COST COMPONENTS - RESIDENTIAL DEVELOPMENT  
DESERT HOT SPRINGS  
1970 - 1980**

COMPONENT	1970	1976	1980
Construction			
Labor	20.9%	18.6%	15.5%
Materials	35.1	30.4	27.0
Improved Land	21.0	25.0	27.8
Interim Financing	6.5	8.5	12.0
Overhead & profit	12.0	12.5	5.0
Other	4.5	4.9	5.0
TOTAL	100.0%	100.0%	100.0%

Source: Construction Industry Research Board

Note: Category "OTHER" includes insurance, marketing, etc. Profit and overhead category is a residential estimate remaining after determination of the cost of other components.



## Public Participation

The Housing Element has been extensively reviewed by the public as part of the General Plan adoption process. At the beginning of the General Plan Update Program, a questionnaire was sent to all residents within the City limits and the Sphere of Influence. Responses to these questionnaires were used to develop goals and policies for the housing element. After the draft housing element was prepared, a number of public meetings and hearings were held before the Planning Commission and City Council to obtain public input. In addition, an ad hoc General Plan Citizens Advisory Committee was formed to review General Plan goals and policies.

Because of the dynamic nature of local conditions and needs, periodic review and revision of the housing element is critical to assure relevance and achievement of all its objectives. Staff will monitor all programs on a continuing basis. The entire Housing Element will be revised in 1989, as required by State law.



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS  
REGIONAL HOUSING ALLOCATION MODEL  
FUTURE HOUSING UNIT NEEDS UPDATED TO JULY 1, 1989

	Total	Very Low (0 - 50%)	Low (50% - 80%)	Moderate (80% - 120%)	Upper (Over 120%)
Future Housing Unit Needs*	172 (100.0%)	36 (20.75%)	51 (29.50%)	35 (20.45%)	50 (29.30%)

\*Line 8 from page 1 of the Southern California Association of Governments  
Regional Housing Allocation Model (page H-32 of the Housing Element)



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS  
REGIONAL HOUSING ALLOCATION MODEL

PAGE 1 OF 2

RHAM TABLE FOR: DESERT HOT SPRINGS  
COUNTY: RIVERSIDE

DATA CURRENT AS OF: 04/26/83  
REPORT WRITTEN: 04/27/83

RHAM SUMMARY TABLE

PART I CURRENT NEEDS AND GENERAL INFORMATION (01/01/83)

(1) TOTAL HOUSEHOLDS	3,085
(2) TOTAL HOUSING UNITS	4,030
(3) UNOCCUPIED UNITS (LINE 2 - LINE 1)	945

		-----TOTAL-----		-----OWNERS-----		-----RENTERS-----	
		VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
(4) HOUSEHOLDS IN NEED (LOWER INCOME HOUSEHOLDS PAYING OVER 30% OF INCOME FOR HOUSING, FROM 1980 CENSUS)	648	411	237	143	100	267	137

PART II FUTURE NEEDS (01/01/83 TO 01/01/88)

	TOTAL	VERY LOW (0%-50%)	LOW (50%-80%)	MODERATE (80%-120%)	UPPER (OVER 120%)
(1) 1988 HOUSEHOLDS (PER SCAG-82)	3,435				
(2) 1983 HOUSEHOLDS	3,085				
(3) 5-YEAR GROWTH IN HOUSEHOLDS (LINE 1 - LINE 2)	350				
(4) 1988 MARKET VACANCY GOAL (FROM APPENDIX TABLE I)	152				
(5) 1983 MARKET VACANCIES	506				
(6) VACANCY SURPLUS OR DEFICIT (LINE 4 - LINE 5)	-354				
(7) 1983-88 EXPECTED UNITS LOST FROM STOCK	32				
(8) FUTURE HOUSING UNIT NEEDS, FOR ALL INCOME GROUPS, ADJUSTED TO AVOID IMPACTION, FROM APPENDIX TABLE III (LINES 3+6+7+8) (100.00%)	28	( 20.75%)	( 29.50%)	( 20.45%)	( 29.30%)
(9) SPECIAL INCOME GROUP NEED FOR HIGH COST AREAS (NUMBER OF HOUSEHOLDS WITH ANNUAL INCOMES OVER \$14,774 (120% OF MEDIAN FOR JURISDICTION), BUT BELOW \$19,576 NEEDED TO PURCHASE MEDIAN-PRICED HOME AT \$57,100.	647				
(10) TENURE AND BUILDING TYPE SPLITS OF 1988 HOUSING STOCK		OWNER % 51.09	RENTER % 48.91	S.F. % 74.36	M.F. % 25.64
(11) FARMWORKER HOUSEHOLDS ELIGIBLE FOR ASSISTANCE (FROM APPENDIX TABLE II)	2				

NOTE: FOR ADDITIONAL INFORMATION, PLEASE SEE FOOTNOTES, DEFINITIONS, AND METHCDOLOGY EXPLANATIONS.

ATTACHMENT A

H-34



RHAM TABLE FOR: DESERT HOT SPRINGS  
COUNTY: RIVERSIDEDATA CURRENT AS OF: 04/26/83  
REPORT WRITTEN: 04/27/83APPENDIX TABLE I  
VACANCIES AND VACANCY RATES

## PART I: 1980 MARKET VACANCIES

	OWNERS	RENTERS	TOTAL
(1) TOTAL 1980 HOUSEHOLDS (1980 CENSUS)	1,602 ( 59.7%)	1,081 ( 40.3%)	2,683 (100.0%)
(2) UNITS MOVED-INTO PREVIOUS YEAR (1-79 TO 3-80)	280	596	876
(3) ANNUAL MOVE-IN RATE (LINE 2 / LINE 1)	17.48	55.13	32.65
(4) "IDEAL" MOBILITY RATE (MULTIPLY LINE 3 BY 2/15 (.13333)) TO ALLOW FOR MOBILITY)	2.33	7.35	4.35
(5) 1980 HOUSEHOLDS (FROM RHAM SUMMARY TABLE, PART II, LINE 1)	2,006	1,425	3,435
(6) IDEAL VACANCY GOAL (LINE 5 / (100 - LINE 4)) (ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 4)	47	105	152

## PART II: 1983 MARKET VACANCIES

(1) 1983 HOUSING STOCK	1,974	1,496	3,469
(2) 1983 MARKET VACANCY RATE	10.92	19.11	14.52
(3) 1983 MARKET VACANCIES (LINE 1 X LINE 2) ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 5	216	290	506

NOTE: FOR THE YEAR 1980, THE TOTAL HOUSING UNITS COMPUTED FROM THE RHAM MAY DIFFER FROM THOSE COMPUTED FROM THE SCAG-82 GROWTH FORECAST, DUE TO THE INCLUSION IN THE SCAG-82 TOTALS OF UNITS THAT ARE VACANT, BUT NOT FOR SALE OR RENT. ACCORDING TO THE CENSUS OF POPULATION AND HOUSING, 309 UNITS WERE LISTED AS VACANT, NOT AVAILABLE FOR SALE OR RENT IN 1980. THIS MODEL ASSUMES THAT VACANT AND UNAVAILABLE UNITS WILL REMAIN AS PART OF THE HOUSING STOCK, BUT NEED NOT BE PART OF FUTURE HOUSING NEEDS.



RHAM TABLE FOR: DESERT HOT SPRINGS  
COUNTY: RIVERSIDE

DATA CURRENT AS OF: 04/26/83  
REPORT WRITTEN: 04/27/83

APPENDIX TABLE II  
FARMWORKER HOUSING NEEDS

	TOTAL	VERY LOW	LOW
(1) FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS COUNTY TOTAL	13,045		
(2) FARM, FISHING, FORESTRY WORKERS, 1980 CENSUS JURISDICTION TOTAL	7		
(3) JURISDICTION PERCENTAGE OF COUNTY TOTAL (LINE 1 / LINE 2)	0.05		
(4) ESTIMATED FARMWORKER HOUSEHOLDS IN COUNTY (FROM EDD)	3507		
(5) ESTIMATED FARMWORKER HOUSEHOLDS IN JURISDICTION (MULTIPLY LINE 3 BY LINE 4)	2		
(6) PERCENTAGE OF LOW AND VERY LOW INCOME FARMWORKER HOUSEHOLDS	93.00	35.00	49.00
(7) TOTAL FARMWORKER HOUSEHOLDS ELIGIBLE FOR ASSISTANCE (MULTIPLY LINE 5 BY LINE 6 AND ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 11)	2	1	1

APPENDIX TABLE III  
IMPACTION AVOIDANCE FACTOR

	VERY LOW (%)	LOW (%)	MODERATE (%)	UPPER (%)	TOTAL (%)
(1) TOTAL FUTURE HOUSING NEEDS (FROM RHAM SUMMARY TABLE, LINE 8, TOTAL)					28
(2) REGIONAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	( 16.7% ) <sup>5</sup>	( 23.5% ) <sup>7</sup>	( 18.9% ) <sup>5</sup>	( 40.9% ) <sup>11</sup>	( 100.0% ) <sup>28</sup>
(3) LOCAL INCOME DISTRIBUTION (FROM 1980 CENSUS)	( 22.1% ) <sup>6</sup>	( 31.5% ) <sup>9</sup>	( 21.0% ) <sup>6</sup>	( 25.4% ) <sup>7</sup>	( 100.0% ) <sup>28</sup>
(4) AVOIDANCE OF IMPACTION (100% EFFORT) (LINE 2 - LINE 3)	-2	-2	-1	4	-0
(5) MULTIPLY BY .25 (POLICY ADOPTED -- REASONABLE EFFORT TO AVOID IMPACTION)	-0	-1	-0	1	-0
(6) REVISED LOCAL DISTRIBUTION TO AVOID IMPACTION (LINE 5 + LINE 3) (ENTER ON RHAM SUMMARY TABLE, LINE 8)	( 20.8% ) <sup>6</sup>	( 29.5% ) <sup>8</sup>	( 20.5% ) <sup>6</sup>	( 29.3% ) <sup>8</sup>	( 100.0% ) <sup>28</sup>



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS  
REGIONAL HOUSING ALLOCATION MODEL  
SUMMARY OF HOUSING NEEDS

PAGE 23

DATA CURRENT AS OF: 04/26/83  
REPORT WRITTEN: 04/27/83

COUNTY: RIVERSIDE (CONTINUED)

HEMET	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	2,107	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		1,126	980	295	332	832	648
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	2,804	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 24.57%)	( 31.23%)	( 19.52%)	( 24.68%)		
INDIAN WELLS	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	39	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		15	24	15	21	1	3
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	490	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 10.03%)	( 12.20%)	( 8.81%)	( 68.96%)		
INDIO	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	1,301	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		872	429	170	141	703	288
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	5,629	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 18.37%)	( 23.81%)	( 19.27%)	( 38.55%)		
LAKE ELSINORE	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	696	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		472	224	83	73	389	151
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	3,379	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 21.25%)	( 39.64%)	( 16.04%)	( 23.07%)		
NORCO	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	581	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		306	275	179	168	127	107
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	971	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 11.98%)	( 15.05%)	( 14.33%)	( 58.64%)		
PALM DESERT	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	765	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		299	466	98	156	201	309
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	710	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 15.43%)	( 18.66%)	( 17.34%)	( 48.55%)		

SEE RHAM SUMMARY TABLES FOR COMPLETE DETAILS



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS  
REGIONAL HOUSING ALLOCATION MODEL  
SUMMARY OF HOUSING NEEDS

PAGE 22

DATA CURRENT AS OF: 04/25/83  
REPORT WRITTEN: 04/27/83

COUNTY: RIVERSIDE

BANNING	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
CURRENT HOUSING NEEDS	1,255	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		810	445	217	180	593	265
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
	399	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 18.99%)	( 31.65%)	( 16.97%)	( 32.39%)		
BEAUMONT	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
CURRENT HOUSING NEEDS	486	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		280	206	55	50	225	186
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
	606	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 22.36%)	( 31.43%)	( 17.13%)	( 29.07%)		
BLYTHE	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
CURRENT HOUSING NEEDS	462	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		292	170	80	60	212	110
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
	396	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 17.42%)	( 26.27%)	( 17.46%)	( 38.86%)		
COACHELLA	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
CURRENT HOUSING NEEDS	446	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		291	156	100	54	190	102
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
	798	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 22.82%)	( 23.13%)	( 23.41%)	( 30.64%)		
CORONA	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
CURRENT HOUSING NEEDS	1,825	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		1,066	739	280	252	806	487
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
	3,730	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 13.99%)	( 18.50%)	( 16.49%)	( 51.02%)		
DESERT HOT SPRINGS	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
CURRENT HOUSING NEEDS	648	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		411	237	143	100	267	137
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		-----OWNERS-----		-----RENTERS-----	
	28	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 20.75%)	( 29.50%)	( 20.45%)	( 29.30%)		

SEE RHAM SUMMARY TABLES FOR COMPLETE DETAILS



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS  
REGIONAL HOUSING ALLOCATION MODEL  
SUMMARY OF HOUSING NEEDS

PAGE 31

DATA CURRENT AS OF: 04/26/83  
REPORT WRITTEN: 04/27/83

COUNTY:

SCAG REGION

CURRENT HOUSING NEEDS

TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
801,948	516,746	285,202	93,630	60,456	423,116	224,746

FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION

TOTAL	--ALL HOUSEHOLDS--		MODERATE		UPPER
	VERY LOW	LOW			
521,609	86,216	116,702	99,866	218,823	
(100.00X)	( 16.53X)	( 22.37X)	( 19.15X)	( 41.95X)	

END OF REPORT.



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS  
REGIONAL HOUSING ALLOCATION MODEL  
SUMMARY OF HOUSING NEEDS

PAGE 26

DATA CURRENT AS OF: 04/26/83  
REPORT WRITTEN: 04/27/83

COUNTY: SAN BERNARDINO

ADELANTO	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	319	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		188	131	18	36	170	93
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	116	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 21.54%)	( 40.02%)	( 18.36%)	( 20.08%)		
BARSTOW	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	954	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		600	346	152	124	456	222
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	1,054	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 15.65%)	( 22.59%)	( 22.54%)	( 39.22%)		
CHINO	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	1,313	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		742	571	204	229	537	342
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	2,957	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 11.75%)	( 16.04%)	( 17.90%)	( 54.31%)		
COLTON	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	1,276	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		816	460	158	131	657	330
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	2,764	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 19.88%)	( 27.26%)	( 19.95%)	( 32.91%)		
FONTANA	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	2,145	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		1,362	783	455	339	907	444
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	3,916	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 15.15%)	( 23.99%)	( 19.36%)	( 41.50%)		
GRAND TERRACE	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
CURRENT HOUSING NEEDS	219	VERY LOW	LOW	VERY LOW	LOW	VERY LOW	LOW
		110	109	40	38	69	71
FUTURE HOUSING NEEDS, ADJUSTED TO AVOID IMPACTION	TOTAL	--ALL HOUSEHOLDS--		--OWNERS--		--RENTERS--	
	232	VERY LOW	LOW	MODERATE	UPPER		
	(100.00%)	( 12.51%)	( 14.42%)	( 17.30%)	( 55.76%)		

SEE RHAM SUMMARY TABLES FOR COMPLETE DETAILS



# ATTACHMENT B

## CITY OF DESERT HOT SPRINGS BUILDING DEPARTMENT FEES

PER SQUARE FOOT OF GROSS BUILDING AREA UNDER ROOF OR \$220.00 FOR EACH DWELLING UNIT, WHICHEVER IS GREATER, INCLUDES HOTELS, DORMS, MULTI-UNITS, SINGLE FAMILY DWELLINGS:

DEVELOPMENT	\$.22 PER SQUARE FOOT
FIRE PROTECTION	\$.05 PER SQUARE FOOT
TRAFFIC SIGNAL	\$50.00 PER UNIT

- \* SINGLE FAMILY ADDITION WITH \$5,000.00 OR MORE VALUATION SHALL BE SUBJECT TO THESE FEES.
- \* ALL NEW DWELLING UNITS ARE SUBJECT TO PALM SPRINGS UNIFIED SCHOOL DISTRICT SCHOOL IMPACTION FEES, \$636.00 PER UNIT.

PER SQUARE FOOT OF GROSS BUILDING AREA UNDER ROOF FOR INDUSTRIAL DEVELOPMENT:

DEVELOPMENT	\$.06 PER SQUARE FOOT
FIRE PROTECTION	\$.05 PER SQUARE FOOT
TRAFFIC SIGNAL	\$500.00 PER ACRE

PER SQUARE FOOT OF GROSS BUILDING AREA UNDER ROOF FOR COMMERCIAL AND ALL OTHER DEVELOPMENT:

DEVELOPMENT	\$.06 PER SQUARE FOOT
FIRE PROTECTION	\$.05 PER SQUARE FOOT
TRAFFIC SIGNAL	\$250.00 PER ONE THOUSAND SQUARE FEET

ALL DEVELOPMENTS ARE SUBJECT TO FEES DICTATED BY THE UNIFORM BUILDING CODE (1982), UNIFORM PLUMBING CODE (1982), UNIFORM MECHANICAL CODE (1982), NATIONAL ELECTRIC CODE (1981). \*1985 EDITION OF UBC WILL BE IN EFFECT 5-1-86, 1985 UPC WILL BE IN EFFECT 2-1-86.

SEWER OPENING PERMITS ARE \$30.00 PER CONNECTION, THIS FEE DOES NOT INCLUDE ACQUISITION FEES REQUIRED BY THE DESERT HOT SPRINGS COUNTY WATER DISTRICT.

ENCROACHMENT PERMITS - SEE ATTACHED SCHEDULE

STRONG MOTION INSTRUMENTATION - SEE ATTACHED SCHEDULE

IF ENGINEERED GRADING AND OFFSITE IMPROVEMENT PLANS ARE REQUIRED, AN APPLICABLE DEPOSIT OF \$500.00 - \$1,000.00 IS REQUIRED. PLAN CHECKING FEES DETERMINED BY SANBORN-WEBB ENGINEERING.

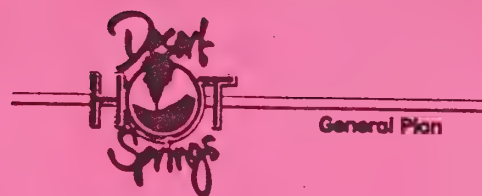
MOBILE HOME AND RV PARK PERMITS ARE ISSUED BY THE STATE MOBILE HOME OFFICE.







Noise









## NOISE ELEMENT

### 1.0 INTRODUCTION

#### 1.1 State Requirements

The Desert Hot Springs Noise Element of a General Plan is a comprehensive program for including noise control in the planning process. It is a tool for local planners to use to achieve and maintain land uses compatible with environmental noise levels. The Noise Element identifies noise sensitive land uses and noise sources, and defines areas of noise impact for the purpose of developing programs to ensure that Desert Hot Springs residents will be protected from excessive noise intrusion. In addition, the Noise Element requires the consideration of any possible adverse impacts related to noise in future decision-making concerning future development. For this reason, the goals and policies in the Noise Element must be considered when implementing policies outlined in the Land Use Element.

The Noise Element follows the recently revised State guidelines. The Government Code further requires that the noise element contain an analysis and quantification, "to the extent practicable", of existing and projected noise levels for the following:

- (1) Highways and freeways;
- (2) Primary arterials and major local streets;
- (3) Passenger and freight on-line railroad operations and ground rapid transit systems;
- (4) Commercial, general aviation, heliport, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation;
- (5) Local industrial plants, including, but not limited to railroad classification yards; and
- (6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.

The Government Code, as amended January 1, 1985, provides some specific direction in the preparation of noise elements. Section 65302.1(f) states:

"Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL).



be or day-night average level (Ldn). The noise contours shall prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the State's noise insulation standards."

The Desert Hot Springs General Plan Noise Element quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. The information will become a guideline for the development of land use policies to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement.

The technical analysis conducted in conjunction with the preparation of the Noise Element is included in the Technical Appendix.



## 1.2 Issues and Opportunities

The predominate noise sources in Desert Hot Springs involve mobile noise sources with vehicular traffic responsible for the majority of noise in the City. The major generators of noise which are responsible for much of the noise in the City include the following:

- Local and through traffic traveling on the major arterials in the City including Palm Drive, Pierson Avenue, and Hacienda Drive.
- Secondary stationary noise impacts originate from the operation of park and school facilities.

In addition, some noise and vibration may also be generated from commercial and industrial activities located in the City though these stationary noise impacts will be outweighed by the traffic-related noise these activities generate.



## 2.0 PROPOSALS

### 2.1 Standards

Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used units for measuring the level of sound is the decibel (dB), Equivalent Noise Level (Leq), and the Community Noise Equivalent Level (CNEL). The predominant sound level criteria in use in California at the present time utilizes the Equivalent Noise Level (Leq) and the Community Noise Equivalent Level (CNEL).

Decibel is the standard unit of measurement for the loudness of sound. It is difficult to describe the decibel measurement scale in terms that can be understood by most persons. The decibel unit of measurement employs a logarithmic scale which represents the logarithmic ratio of the average pressure of a measured sound to the weakest audible pressure a young ear can detect under ideal conditions. Every increase of 10 decibels represents a corresponding tenfold increase. For example, air increase in noise from 60 dB to 80 dB represents a hundredfold increase in sound energy between the two levels.

The Leq is the average of the sound level energy for a one-hour period and employs an A-weighted decibel correction which corresponds to the optimal frequency response of the human ear. The CNEL is based upon 24 one hour Leq measurements. The average noise levels for the late evening and early morning hours (the period between 10:00 PM and 7:00 AM are weighted 10 decibels. A decibel is a unit used for measuring the intensity of sound. Zero on the decibel scale represents the lowest limit of sound which can be heard by humans on up to those noise levels that can cause physiological damage to the inner ear (the ear drum may rupture at 140 dB).

Noise is known to have several adverse effects on people which has resulted in the establishment of criteria designed to protect persons from unwanted and potentially harmful effects of noise. The potential noise impacts on people include hearing loss, speech interference, sleep interference, physiological responses, and annoyance. The goals and policies of the Noise Element are designed to reduce the potential for noise related impacts on a variety of noise sensitive land uses.



Guidelines relative to land use and noise have been developed by a number of Federal and State agencies including the Environmental Protection Agency, Federal Highway Administration, Department of Housing and Urban Development, American National Standards Institute, and the State of California. All of the guidelines established by the above agencies are based upon cumulative noise criteria such as LEQ, LDN, or CNEL. For purposes of establishing standards for noise exposure, the Noise Element will use the standards recommended by the Office of Noise Control, California Department of Health. The State of California noise/land use compatibility guidelines are provided in Figure N-1.

Figure N-1 categorizes the compatibility of specific noise levels with a range of land uses common to many cities. Exposure is indicated on a scale of 50 CNEL to 85 CNEL. For example, the normally acceptable level in single-family residential development generally ranges from 50 CNEL to 60 CNEL. It is important to note that State law now requires special noise insulation of new multiple-family dwellings constructed within an area identified as exceeding 60 CNEL.



Land Use Category	Community Noise Exposure Ldn or CNEL, dB					
	55	60	65	70	75	80
Residential - Low Density Single Family, Duplex, Mobile Homes						
Residential - Multiple Family						
Transient Lodging - Motels, Hotels						
Schools, Libraries, Churches Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Amphitheatres						
Sports Arena, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables Water Recreation, Cemeteries						
Office Buildings, Business Commercial and Residential						
Industrial, Manufacturing Utilities Agriculture						

**Normally Acceptable**

Specified Land Use is Satisfactory, Based Upon the Assumption that Any Buildings Involved are of Normal Conventional Construction, Without Any Special Noise Insulation Requirements.

**Conditionally Acceptable**

New Construction or Development Should be Undertaken Only After a Detailed Analysis of the Noise Reduction Requirement is Made and Needed Noise Insulation Features Included in the Design. Conventional Construction, but with Closed Windows and Fresh Air Supply Systems or Air Conditioning, Will Normally Suffice.

**Normally Unacceptable**

New Construction or Development Should Generally be Discouraged. If New Construction or Development Does Proceed, a Detailed Analysis of the Noise Reduction Requirements Must be Made and Needed Noise Insulation Features Included in the Design.

**Clearly Unacceptable**

New Construction or Development Should Generally not be Undertaken.

North ▲  
0 4000

scale in feet

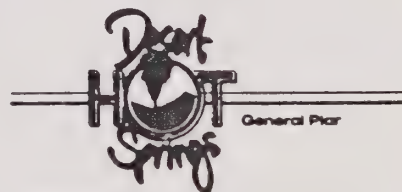


Figure N-1  
Land Use Compatibility  
to Community Noise Environments



## 2.2 Summary of Goals and Policies

Noise concerns should be incorporated into land use planning to reduce future noise and land use incompatibilities. This is achieved by establishing standards and criteria that specify acceptable limits of noise for various land uses throughout the City. These criteria are designed to integrate noise considerations into land use planning to prevent noise/land use conflicts. Table N-1 presents interior and exterior noise standards used to assess the compatibility of proposed land uses with the noise environment. These standards are the City policies related to land use and acceptable noise levels and will serve as the primary tool for insuring integrated planning for compatibility between land uses and outdoor noise.

The noise contour map, Figure N-2, identifies existing noise levels while Figure N-3 identifies the noise levels that are expected to result from the future traffic volumes identified in the Circulation Element. The maps indicate those areas that will be exposed to noise levels exceeding 60 dB. Specific policies in the Noise Element call for compliance with State law requiring multiple-family residential development exposed to noise levels that exceed 60 CNEL. In addition, the Noise Element calls for periodic evaluation of the Noise Element Contour map to insure it accurately reflects the noise environment.

The implementation of the goals and policies of the Noise Element will result in the reduction of noise levels from both transportation related sources and stationary sources.

Mitigation through the design and construction of a noise barrier (wall, berm, or combination wall/berm) is the most common way of alleviating traffic noise impacts and is considered an appropriate mitigation measure to reduce potential impacts from land uses generating noise. The effect of a noise barrier is critically dependent on the geometry between the noise source and the receiver. A noise barrier effect occurs when the "line of sight" between the source and receiver is penetrated by the barrier.

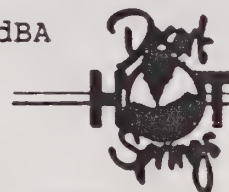
The most effective method to control community noise impacts from non-transportation noise sources is through application of the Community Noise Ordinance. The City should consider amending and adopting a new comprehensive community noise



LAND USE CATEGORIES		ENERGY AVERAGE CNEL	
CATEGORIES	USES	INTERIOR <sup>1</sup>	EXTERIOR <sup>2</sup>
RESIDENTIAL	Single Family, Duplex, Multiple Family	45 <sup>3</sup>	65
	Mobile Home	—	65 <sup>4</sup>
COMMERCIAL INDUSTRIAL INSTITUTIONAL	Hotel, Motel, Transient Lodging	45	65 <sup>5</sup>
	Commercial Retail, Bank Restaurant	55	—
	Office Building, Research and Development, Professional Offices, City Office Building	50	—
	Amphitheatre, Concert Hall Auditorium, Meeting Hall	45	—
	Gymnasium (Multipurpose)	50	—
	Sports Club	55	—
	Manufacturing, Warehousing, Wholesale, Utilities	65	—
	Movie Theatres	45	—
INSTITUTIONAL	Hospital, Schools' classroom	45	65
	Church, Library	45	—
OPEN SPACE	Parks	—	65

### INTERPRETATION

- Indoor environment excluding: Bathrooms, toilets, closets, corridors.
- Outdoor environment limited to: Private yard of single family  
Multi-family private patio or balcony which is served by a means of exit from inside.  
Mobile home Park  
Hospital patio  
Park's picnic area  
School's playground  
Hotel and motel recreation area
- Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.
- Exterior noise level should be such that interior noise level will not exceed 45 dBA
- Except those areas affected by aircraft noise.

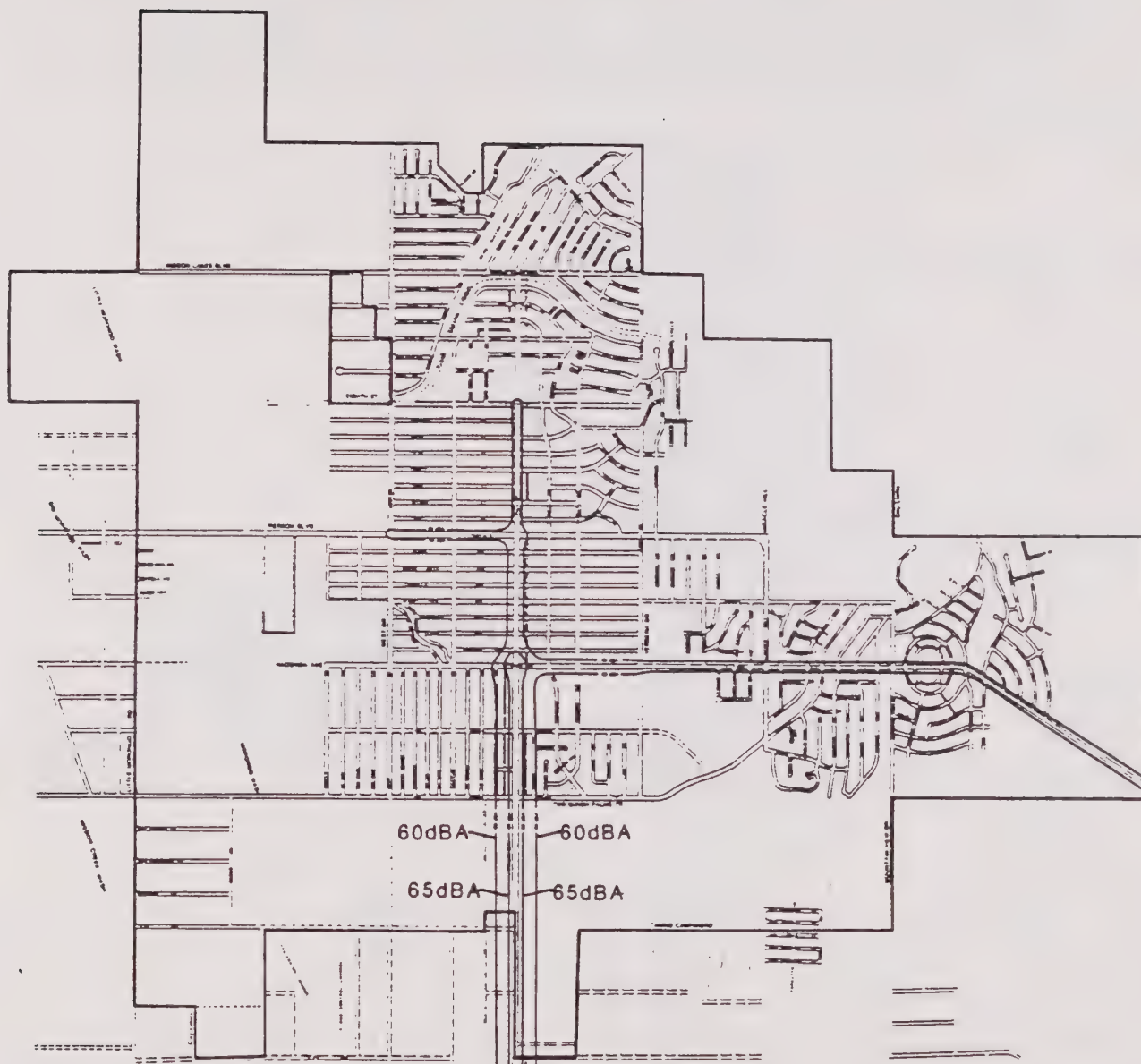


General Plan



Table N-1  
Interior and Exterior Noise Standards





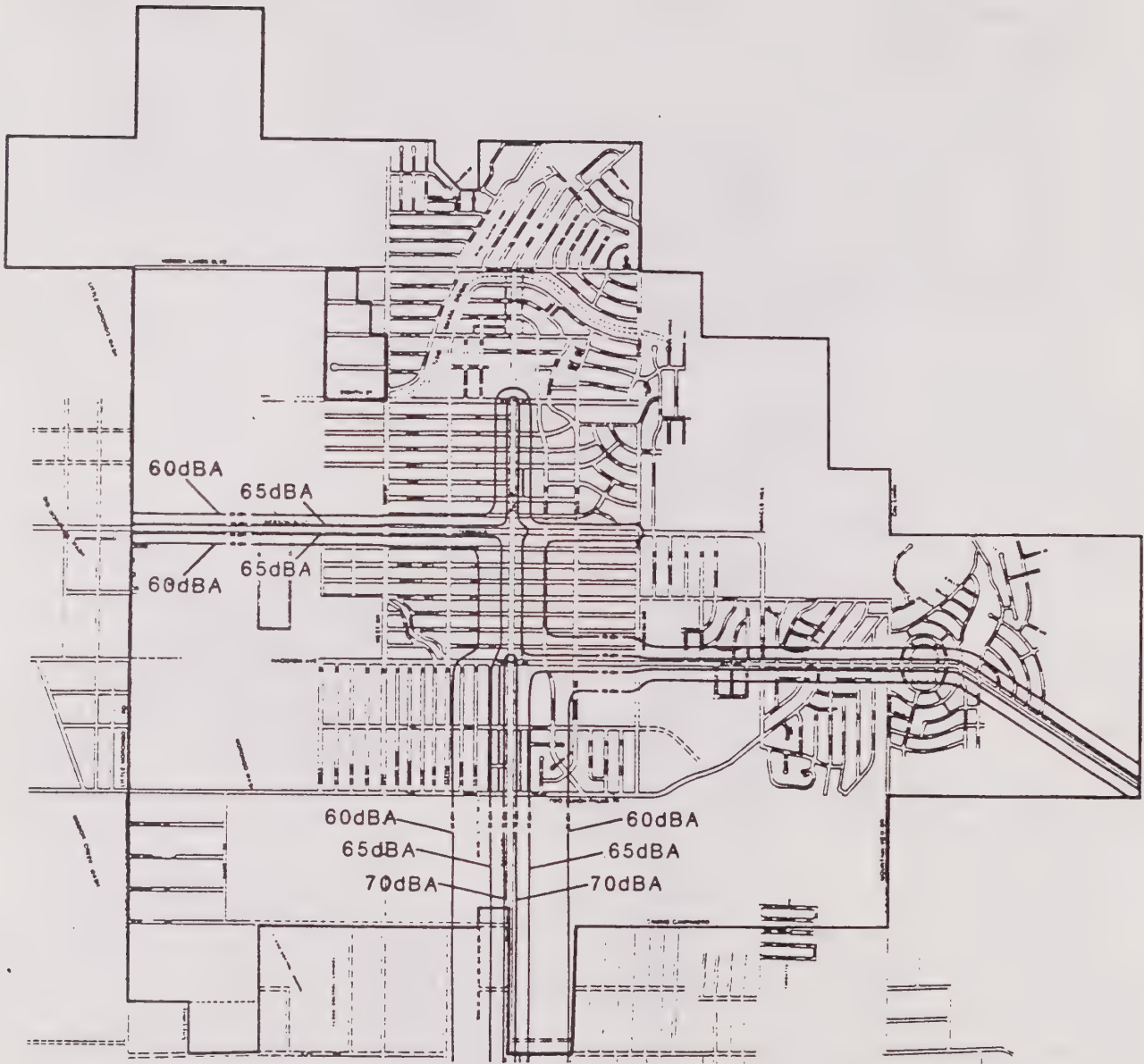
North ▲  
0 4000

scale in feet



Figure N-2  
Existing Noise Contours





North ▲  
0 4000

scale in feet



Figure N-3  
Future Noise Contours



ordinance to help insure that City residents are not exposed to excessive noise levels from non-transportation noise sources. The noise Ordinance is designed to protect quiet residential areas from stationary noise sources with the noise levels encouraged by the ordinance typical of a quiet residential area.



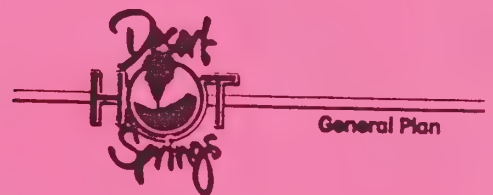
### 3.0 GOAL AND POLICIES

#### GOAL 1: INCORPORATE NOISE CONSIDERATIONS AND MEASURES TO REDUCE NOISE IMPACTS INTO LAND USE PLANNING DECISIONS.

- Policy 1: Establish acceptable limits of noise for various land uses throughout the community by insuring compliance with those standards for interior and exterior noise as established by the Noise Element.
- Policy 2: Require new multiple-family residential development to comply with State regulations if they are to be located in areas where ambient noise levels exceed 60 dBA.
- Policy 3: Periodically review and update the noise contour map to insure that any future noise increases not considered in this Noise Element will be identified.
- Policy 4: Encourage acoustical design in new construction.
- Policy 5: Require sound walls to be constructed in those areas designated as mixed-use districts where there are noise-sensitive land uses on adjacent properties.
- Policy 6: Require the consideration of noise impacts and mitigation in the design of new roadway projects in improvements to major or secondary arterials.
- Policy 7: Reduce transportation noise through the coordination of truck traffic by prohibiting through truck traffic on local streets in residential area.
- Policy 8: Continue to support the efforts of the Desert Hot Springs Police Department in the enforcement of vehicle codes as they relate to noise generation.



# Resource Management



General Plan







## RESOURCE MANAGEMENT ELEMENT

### 1.0 INTRODUCTION

#### 1.1 State Requirements

The State requires every general plan to have an open space element (Section 65302(e)) and a conservation element (Section 65302(d)). The conservation element should serve to protect and maintain the State's natural resources and to prevent their wasteful exploitation and destruction. The open space element must include an inventory of private and public open space. In addition, the open space element must identify goals and policies for managing these open space areas, and specific measures to implement them as defined in the general plan.

The purpose of the open space component of the Resource Management Element is to guide and set a policy framework for the existing and future open space uses within the City of Desert Hot Springs. Open space is intended to encourage and contribute to the economic, social and physical health, safety and welfare of the City's residents. Open space should provide a variety of amenities by adding aesthetic relief to developed areas in addition to providing areas for active and passive recreation.

The Resource Management Element includes the components which are required in the open-space and conservation. The element also incorporates an updated version of the Parks and Recreation Element for the City. The Resource Management Element considers four major issue areas to be addressed by the General Plan and the goals and policies contained in this element. The issue areas include; natural resources, domestic water resources, air resources, hot, mineral water resources and recreational/open space resources.



## 1.2 Issues and Opportunities

Extensive background data pertaining to a range of natural resources, including plants and animals, water, and air quality, as well as open space and recreational facilities is presented in the technical appendices to this Element.

The City of Desert Hot Springs is surrounded by extensive tracts of open undeveloped land. While much of this land has been altered by human activity, hillside areas north of the City remain in an essentially undisturbed state. The planning area includes small portions of habitat areas for two state designated rare species; the desert bighorn sheep in the extreme northeastern portion of the planning area, and the Coachella Valley fringed-toed lizard in the blowsand area in the southern portions of the planning area.

Open space within urbanized portions of the community includes private yards and public open space in parks, playgrounds and civic facilities.

Water resources are one of the most important aspects of the community. The ground water basin underlying portions of the community produces hot mineral water which provides the City with its identity and is the basis for the City's tourist economy.

Excellent air quality, free of many of the pollutants which impact most communities in the region, is also a particularly important resource for the City.

In addition, a Master Park Plan prepared for the City by Terry Stambler-Wolfe and Associates in 1977 contains much information which remains relevant. Park standards and description in this Element have been abstracted from the 1977 Master Park Plan.

Recreational and Open Space Resources: Standards for recommended park space vary; the National Parks and Recreation Association (NPRA) recommends a minimum of 2.5 acres of park space per 1,000 persons compared to the Southern California Association of Governments recommendation for a minimum of 4 acres per 1,000 persons. In addition, other standards recommend an optimal service area of certain types of parks which vary according to the particular standard. Based on the City's projected population of approximately 34,400 persons for the year 2010 the City will require a total of 172 acres of park land to meet the NPRA standards. These needs are further described in the following section of this Element.



The City is fortunate to be located in a region with several recreational facilities which serve not only the local area but much of Southern California as well. In addition to park and recreational facilities, elementary school sites have also been identified for recreational use by the City Parks and Recreation Department. The names, locations, and approximate acreages of the City owned and operated recreation facilities are presented on Table RM-1. Regional facilities include Joshua Tree National Monument, the San Bernardino National Forest, Palm Springs Aerial Tramway, Mt. San Jacinto Wilderness State Park, Morongo Wildlife Reserve/Covington Park, Coachella Valley Preserve, Lake Cahuilla and Lake Hemet.



TABLE RM-1  
INVENTORY OF PARKLAND AND RECREATIONAL FACILITIES  
IN DESERT HOT SPRINGS

Public Recreation Area/Park Name	Acreage	Service Area	Facilities
Wardman Park (Eighth St. and Cactus Dr.)	7 ac.	City-wide	Activity buildings, tot lot, picnic areas, athletic facilities, swimming pool, restrooms.
Arroyo Park (West Dr. and Desert View Ave. and Cactus Dr. and Hacienda Ave.)	4 ac.	City-wide	Activity room, shuf- fle board, picnic areas, restrooms.
Nature Park (Hacienda at eastern city limits)	8 ac.	City-wide	Picnic areas, hiking, nature trails.
Senior Citizens' Facility (Pierson Blvd. west of Palm)	1 ac.	City-wide	Activity building.
Softball Field	6 ac.	City-wide	Softball Field
Private Recreation Facility	Acreage	Service Area	Facilities
Cabots Old Indian Pueblo Museum	2.5	City-wide	Historic site.



## 2.0 PROPOSALS

### 2.1 Recreational Facility Standards

A major issue area of the Resource Management Element concerns the availability of open space and parkland to residents of the City for passive and active recreation. The Resource Management Element will serve as a plan for the development of parkland and open space for recreational uses in the City of Desert Hot Springs.

Parks serve a variety of needs in the City of Desert Hot Springs and a classification is appropriate to understand their function. In addition to providing a classification for parklands within the City, the Resource Management Element provides standards which may be applied to the categories of parks. Standards are important in clearly defining the function, characteristics, and facilities associated with a particular type of park. These same standards should also be flexible to allow for variability in parks which is characteristic of most communities. The following park standards contained in this element are specific to the City of Desert Hot Springs and apply to both existing and future parkland.

#### Playlots or Tot Lots

The playlot is intended for children ranging in age from one or two years up to six or seven years of age. They usually range in size from 2,500 square feet up to one acre and often contain play apparatus, a paved area for wheeled toys, benches, sand areas, small wading areas, and landscaping. Ideally, they should be located within a large block of the neighborhood they serve or near the center of a major concentration of higher density dwelling units. In the interest of safety and security, children should not be required to cross a major arterial to reach the playlot, and it should be visible from adjacent streets and buildings.

#### Mini-Parks

A growing trend in urbanized areas is to convert scattered vacant lots into park sites. They should be supportive of the open space and recreation facilities provided by larger parks. Miniparks may serve children only, senior citizens only, or all age groups, depending on the needs of the neighborhood. Some of the more prominent features within these parks include childrens' play areas, quiet game areas, sports activities such as multipurpose courts, and landscape treatment. The size and location of mini-parks is often determined by the availability of suitable vacant land.



## Neighborhood Parks

The neighborhood park is the primary outdoor recreation center for a residential neighborhood. The neighborhood may vary in size, but is usually identified as a particular unit delineated either by physical or social boundaries.

When possible, neighborhood parks are located adjacent to elementary schools in order to ensure the most efficient use of both facilities. Uses within neighborhood parks should not attract large numbers of people from outside of the neighborhood to be served. Uses which are recommended include the following:

- o Children's play areas
- o Picnic areas
- o Multi-purpose courts
- o Circulation paths
- o Open turf areas
- o Wading or spray pools
- o Off-street parking as necessary
- o Recreation office buildings and storage
- o Restrooms
- o Small recreation activity buildings

## Community Parks

Facilities which are designed to serve the entire City are typically found in community parks. They provide diversified activities and facilities primarily for young people and adults and contain athletic fields, swimming pools, picnic areas, tennis and multi-purpose courts, as well as activity buildings. Passive recreation areas and off-street parking are appropriate. More elaborate parks in this category may include additional facilities such as arboretums, outdoor theaters, fine arts, nature museums, and sports complexes. Parks of this type are best located on or near major thoroughfares and, when possible, within close proximity to junior and senior high schools.



## Special Facilities

In addition to the traditional park facilities described above, there are additional types of park and recreation facilities which merit consideration.

Parkways, Walkways and scenic corridors are essentially elongated or linear parks. They are usually restricted to bicycle, pedestrian and/or equestrian traffic and connect larger units in the park system or provide a pleasant means of travel within the City or between the City and its surrounding region. Parkways can make excellent use of existing natural features such as drainage channels, utility and abandoned railroad rights-of-way. Where such natural amenities are not present, innovative landscape design can help to correct a pleasant environment. In some cases, vacant parcels of land adjacent to the parkway can be included to provide lateral extensions of park space into existing residential neighborhoods and to provide areas of scenic vistas and other uses.

Golf courses are a particularly popular recreation facility in and around desert communities. One eighteen-hole daily fee golf course is usually recommended for each 25,000 people.

The effectiveness of a community's services is often measured by a comparison to a variety of objective standards.

National Recreation and Park Association (NRPA) standards call for 2.5 acres per thousand for neighborhood parks and 2.5 acres per thousand for community parks for a total of five acres per thousand.

Local park standards are presented on Table RM-2.



TABLE RM-2

LOCAL PARK ACREAGE STANDARDS<sup>1</sup>

Classification	Acres/ 1000 Pop.	Size Range	Population Served	Service Area
Playlots/ Mini-Parks	N/A	2,500 sq. ft. to 1 acre	500 - 2,500	Sub- Neighborhood
Neighborhood Parks	2.5	Min. 5 acres to 20 acres	2,000- 10,000	1/4-1/2 mile
Community Parks	2.5	20-100 acres	10,000- 50,000	1/2- 3 miles



In addition to the acreage requirements, the chart also specifies the appropriate size for the different categories of parks, the total number of people that should be served by each, and an appropriate service radius.

Table RM-3 compares existing parks in Desert Hot Springs with the NRPA standards. The number of excessive and deficient park acres that are existing or are projected are shown, based on both resident and peak population estimates. Although the City's primary responsibility lies with the permanent residents, the high percentage of seasonal population should be considered in estimating park demand.

The policies contained in the Resource Management Element also provide for the continued shared use of school sites in the City. The State recognizes the relationship between school sites and their potential for recreational use. Education Code Section 35275 requires that school board meet with park and recreation officials to coordinate the design of new parks. School districts are also required to submit annual reports with the State Department of Education outlining any programs which involve school students using park facilities and the use of schools for recreational purposes. Education Code Section 39363.5 further requires that in cases where surplus school sites are disposed of, that first priority be given to park recreational purposes. The specific procedures required in the disposal of surplus school sites is found in Government Code, Section 54220. The policies contained in the Natural Resource Element encourage the shared-use of school sites for recreational purposes.



TABLE RM-3  
EXISTING DESERT HOT SPRINGS PARKS  
COMPARED WITH NRPA STANDARDS

Classification	Acreage	NRPA Standard Acres per/1000	Acres Excess or Deficient(1)					
			Year/Resident Population			Year/Peak Population		
			1986/ 8,750	2000/ 19,200	2010/ 34,400	1986/ 9,950	2000/ 22,700	2010/ 39,100
Playlots/Mini-Parks .4 ac. ° Senior Center	< 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Neighborhood Parks ° Wardman Park 7.19 ac. ° Arroya Park 3.96 ac. ° Nature Park 2.00 ac. (picnic area)	13	2.5 ac	( 9)	(35)	(73)	(12)	(44)	(85)
Community Parks ° Nature Park 8.0 ac. (trails)	8	2.5 ac	(14)	(40)	(78)	(17)	(49)	(90)
Totals	21	5.0 ac	(23)	(75)	(151)	(29)	(93)	(175)

Sources: National Recreation and Parks Association  
Terry Stambler-Wolfe & Associates  
Cotton/Beland/Associates, Inc.

(1) See Table LU-2 General Plan Population Projections, P. LU-15, peak population is mid-range resident population plus mid-ranch visitor population.



### 3.0 GOALS AND POLICIES

**GOAL 1: CONTINUE TO ACQUIRE AND DEVELOP PARKS AND RECREATION FACILITIES AT THE NEIGHBORHOOD LEVEL IN ORDER TO ACHIEVE THE STANDARD OF 5.0 ACRES OF PARK SPACE PER 1,000 RESIDENTS.**

Policy 1: Maintain the existing park areas within the City to the extent that they can continue to provide Desert Hot Springs residents the best possible recreational opportunities.

Policy 2: Continue to support the efforts of the City's Policy Department in curbing vandalism of park property.

Policy 3: The costs of maintaining and improving park facilities within the City should be identified in the Capital Improvements Program.

Policy 4: Develop a pedestrian/bicycle trail system.

Policy 5: Require new developments within the City to incorporate landscaping into the overall site plan of the proposed projects.

Policy 6: Provide park sites within the visitor service areas which cater to the tourist and The Unique Desert Environment.

**GOAL 2: CONTINUED PROGRAMS AND POLICIES WHICH CONTRIBUTE TO THE CONSERVATION AND PROTECTION OF WATER RESOURCES, HOT, MINERAL WATER RESOURCES, AIR QUALITY, AND THE COMMUNITY'S UNIQUE DESERT ENVIRONMENT.**

Policy 1: Encourage the conservation of water resources in residential, commercial, and industrial development.

Policy 2: The City will cooperate, to the degree necessary, with Federal, State and County Agencies, and jurisdictions, in the maintenance and improvement in the quality of local ground water.

Policy 3: Encourage energy conservation efforts and the incorporation of energy-saving designs and features into new and refurbished buildings.

Policy 4: Encourage public employees to follow energy conservation, procedures designed to reduce energy consumption.







# Public Safety









## PUBLIC SAFETY ELEMENT

### 1.0 INTRODUCTION

#### 1.1 State Requirements

The Public Safety Element is concerned with natural and man-made hazards which may affect the City. This Element specifically examines the potential risk from these hazards to the residents of Desert Hot Springs. The Public Safety Element is also concerned with identifying ways of reducing the risks, property damage, injuries, or loss of life in the event of a natural or man-made disaster.

The State of California General Plan Law and Guidelines was recently amended and some of those changes concern specific issues related to public safety. Prior to these changes made in 1985, State law required every general plan to have a Safety Element and a Seismic Safety Element or the required components of the two configured into existing or optional element. The recent changes have eliminated the requirement for a separate Seismic Safety Element, though the contents previously required must now be incorporated into an expanded Safety Element.

State law, as amended, requires that every safety element include the following components:

- o The identification, mapping, and appraisal of seismic hazards which should be of concern including areas subject to liquefaction, ground-shaking, surface rupture, or seismic sea waves (Section 65302(f));
- o An appraisal of mudslides, landslides, and slope stability which might occur as a result of a seismic disturbance (Section 65302(f)); and
- o The identification of the potential for fires and other natural and man-made disasters and measures designed to reduce the loss of life, injury, and damage to property (Section 65302(i)).

The Public Safety Element meets the requirements of State law as it relates to the safety element.



## 1.2 Issues and Opportunities

The Technical Appendices to this element provide extensive background data on emergency services (Police and Fire), and hazards, including flooding, earthquakes, and various man-made hazards.

The natural and man-made hazards which may impact the residents of Desert Hot Springs are identified in Table PS-1: Environmental Risk Assessment Framework. This table identifies the level of risk for each hazard and the geographical implications in the event of the actual occurrence of that particular event or episode.

Each potential hazard to the public safety and welfare has been assessed according to the following levels of risk:

1. Low Risk - The level of risk below which no specific action is deemed necessary. The occurrence of a specific event is unlikely.
2. Medium Risk - The level of risk above which specific action is required to protect life and property, though the probability of the event taking place is low to moderate.
3. High Risk - Risk levels are significant and occurrence of a particular emergency is highly probable or inevitable.

The "scope of risk" refers to the geographic area that could be potentially affected with the occurrence of one of the hazards. The scope of risk also includes three levels:

1. Local--The affected geographic area that is directly affected would be localized or site specific;
2. Citywide--The affected area would include a significant portion or all of the City; and
3. Regional--The affected area would include entire City of Desert Hot Springs and the surrounding region.

Policies identified in the General Plan identify the appropriate action necessary to protect life and property from those hazards with medium or high levels of potential risk.

In addition to the above, the State Office of Emergency Services (OES) has established three levels of emergency response to peacetime emergencies, which are based on the severity of the situation and the availability of local resources in responding to that emergency. The three levels of emergency response include the following:



Environmental Hazard	Potential of Occurance			Scope of Risk			Emergency Response		
	Low	Medium	High	Local	City	Regional	Level I	Level II	Level III
Earthquake									
Surface rupture	●			●				●	
Liquefaction		●		●				●	
Ground-shaking			●		●	●		●	
Slope failure		●		●				●	
Tsunami	●								
Dam failure	●								
Landslide	●			●					
Flooding									
Local ponding	●			●			●		
50 year flood			●		●	●		●	
100 year flood			●		●	●		●	
Fire									
Industrial	●	●		●			●	●	
Chemical	●	●		●			●	●	
Gas main	●	●		●			●	●	
Subsurface	●			●			●	●	
High-rise									
Wildland	●			●					
Chemical Contamination									
Road spill		●		●			●	●	
Airborne		●		●				●	
Subsurface		●			●			●	
Radiological	●				●	●		●	●
Severe Airborne Pollution Episode	●					●		●	●
Major Accident									
Industrial	●			●			●	●	
Major road		●		●				●	
Aircraft									
Railway									
Water Shortage			●		●	●		●	●



General Plan

Table PS-1  
Environmental Risk  
Assessment Framework



- Level 1: A minor to moderate incident wherein local resources are adequate in dealing with the current emergency.
- Level 2: A moderate to severe emergency where local resources are not adequate in dealing with the emergency and mutual assistance would be required on a regional or statewide basis.
- Level 3: A major disaster where local resources are overwhelmed by the magnitude of the disaster and State and Federal assistance are required.

Those hazards of greatest concern to the residents of the City of Desert Hot Springs is evident from the examination of the "level of risk" column in Table PS-1. General Plan goals and policies cannot prevent the occurrence of an earthquake though they can reduce the negative impacts associated with such an event. In terms of other potential hazards, general plan goals and policies can reduce the probability of their occurrence.

The Council on Intergovernmental Relations (CIR) Guidelines separates risk into three categories:

Acceptable Risk: The "level of risk" below which no specific action on the part of the government is deemed necessary or appropriate;

Unacceptable Risk: The "level of risk" above which specific action by the government is deemed necessary to protect lives and property; and

Avoidable Risk: Risk is not necessary because individual or public goals may be achieved at the same or less than the total cost by other means.

Policies have been developed within this context identify the necessary response on the part of the government to protect life and property from those hazards with unacceptable levels of risk. Specific proposals have not been indicated for those risks identified as "acceptable" and "avoidable" though these hazards are considered in long-range public safety planning.

There are two types of hazardous conditions: those resulting from the actions of man and those resulting from natural disaster. The hazards that are of concern to the residents of Desert Hot Springs include the following:



Flooding: Large portions of Desert Hot Springs are subject to flash flooding; and sheet flows originating in the surrounding mountains. Flood hazards and designated flood hazard areas are described in the Technical Appendices.

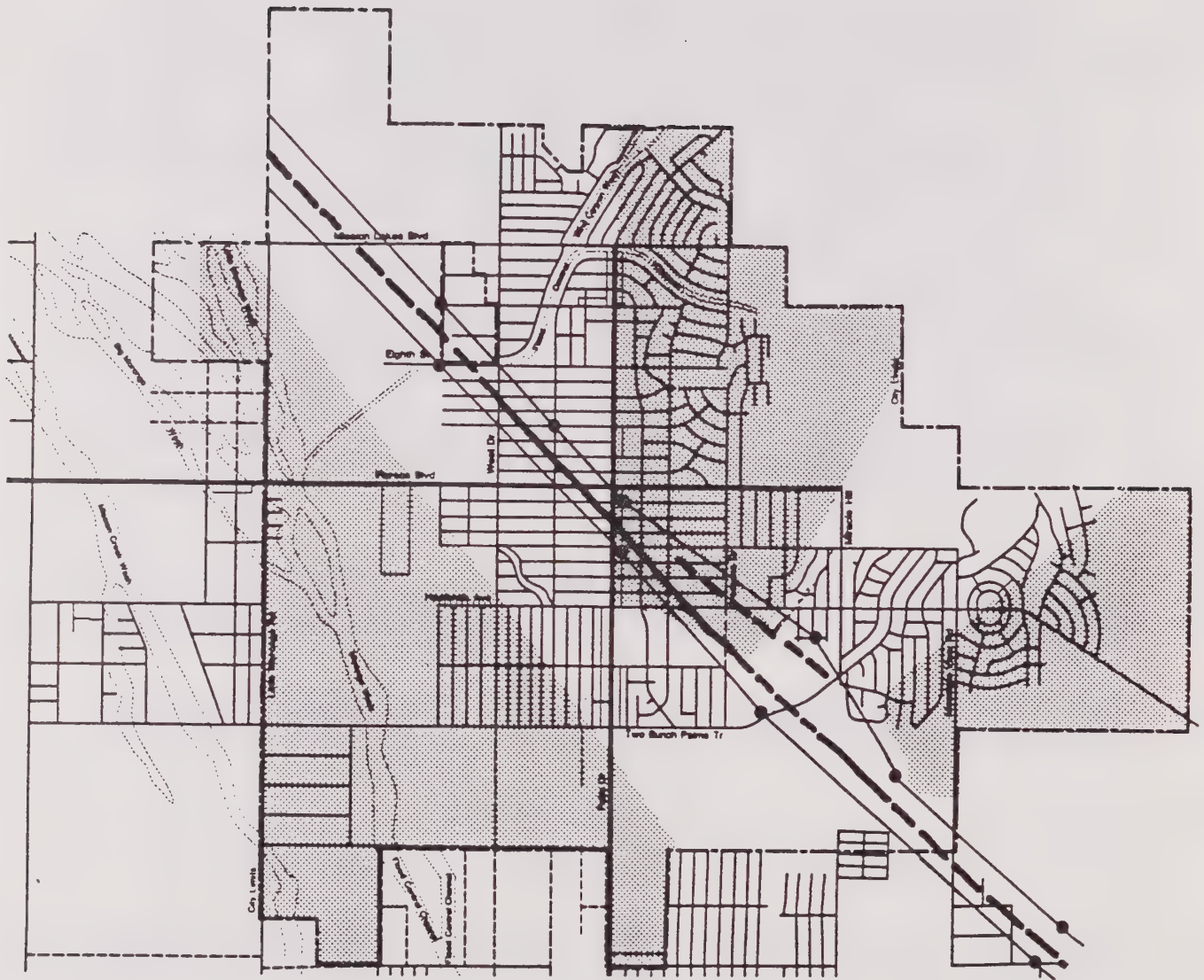
Geologic: The occurrence of a major earthquake in the Southern California region could result in a substantial loss of life, injury and property damage. Ground shaking and, to a lesser extent, liquefaction, would be responsible for the majority of the damage within the City of Desert Hot Springs and the surrounding region. A State designated seismic hazard zone (Alquist-Priolo zone) bisects the urbanized portion of the community. A description of this zone, its location, and its implication for land use planning are described in the technical appendices. In addition, the technical data and recommendation of the County of Riverside Seismic Safety/Element, June 1978, pertaining to the City of Desert Hot Springs remain valid.

Fire: The most visible and frequently occurring type of public safety hazard concerns fire with the greatest potential hazard being primarily large structural and chemical fires.

Other potential hazards include chemical contamination due to an industrial accident or malfunction or a road spill resulting from the involvement of a vehicle transporting hazardous materials in a traffic accident.

Figure PS-1 maps various public safety constraints, including seismic and flood zones.









North ▲  
0 4000

scale in feet



-  100 Year Flood Plain
-  Fault Trace
-  Inferred Fault
-  Alquist-Priolo Special Study Zone

NOTE: 100 Year year flood zones are preliminary  
revisions currently in progress. (9-15-86)



Figure PS-1  
Hazards

SOURCE: City of Desert Hot Springs; California Division of Mines and Geology



## 2.0 PROPOSALS

### 2.1 Environmental Risk

The implementation of the goals and policies of the City of Desert Hot Springs General Plan will not result in any additional or significant hazards beyond those facing the City at the present time. The Environmental Risk Assessment (Table PS-1) identifies the hazards which may impact the City and its residents. The risk assessment identifies the probability of a specific event occurring, the scope of risk identifies the geographic scale of the affected area, and finally the emergency response refers to the level of response required to provide adequate emergency services.

In addition to the hazards summarized in the previous subsection and described in the Technical Appendices, other potential hazards with a high probability of occurrence include a air pollution episode and a severe water shortage. Goals and policies contained in the Resource Management Element address these issues. The goals and policies stress conservation measures designed to reduce the potential of these events from occurring.

As indicated in the Environment Risk Assessment Matrix, the effects associated with the potential hazards identified would be localized. The notable exceptions are related to the more obvious events which might result in widespread disruption (earthquakes, major flooding, air pollution episode, etc.). As might be expected, emergency response efforts in these instances might involve regional, State, and Federal relief efforts. Emergency response efforts in the event of major accident, chemical contamination, and certain types of fires might also include regional, State, or even Federal assistance. Specific emergency situations, including those with only localized effects, might involve specialized equipment, expertise, or numbers of persons beyond those resources available at the local level. The emergency preparedness plan as provided in the Public Safety Element would outline the required actions and any contingency plans in the event of a hazard occurring.



## **2.2 Summary of Goals and Policies**

The Public Safety Element emphasizes the importance of emergency preparedness in the reduction of the loss of life, injury, and property damage to the City. The policies contained in this element include requirements that the City continue to maintain an up-to-date regional emergency response system, procedures for educating the public about the importance of emergency preparedness, and proposals to ensure that emergency equipment and supplies are maintained to adequately meet the needs in a emergency situation.

This element emphasizes the importance of maintaining a comprehensive emergency preparedness plan which will aid decision making in the event of a major emergency or crisis. The plan is a guide to the various public officials, public agencies, private organizations, and citizens during a time of crisis and the information contained in the document will include the identification of emergency shelters, emergency supply distribution centers, emergency evacuation routes, and other resources that would be necessary in emergency and rescue operations. The Plan recommends that the City distribute copies of the emergency plan showing evacuation routes, shelters and instructions in what to do in the event of an emergency to all of the households in the City.



### 3.0 GOALS AND POLICIES

**GOAL : MINIMIZE THE HAZARDS TO PUBLIC HEALTH, SAFETY, AND WELFARE AND REDUCE LOSS OF LIFE, BODILY INJURY, AND PROPERTY DAMAGE RESULTING FROM NATURAL AND MAN-MADE PHENOMENA.**

Policy 1: To cooperate with and support in every way possible the Federal, State and County agencies responsible for the enforcement of Federal health, safety, and environmental laws.

Policy 2: Continue to support the efforts of public safety officials in updating public education programs concerned with public safety.

Policy 3: To upgrade the existing emergency preparedness plan which will coordinate the rescue and reconstruction efforts carried out by various City agencies.

Policy 4: Special consideration in the design and construction of buildings in the southeastern portion of the City subject to liquefaction in the event of a major earthquake.

Policy 5: Identify and monitor those buildings that are constructed of unreinforced masonry and require that any improvements to these structures include bringing them up to the current building codes.

Policy 6: Insure that the public and private water distribution and supply facilities have adequate capacity to meet both the water supply needs of the community and the required fire flows.

Policy 7: All street signs be clearly marked and visible to emergency personnel.

Policy 8: The fire protection purveyors will be included in the environmental review process of any large development to insure that fire prevention and suppression features have been considered in the overall design.

Policy 9: Those structures identified as being deficient in fire protection or lacking adequate suppression devices will be required to make the recommended improvements in a time frame established by the fire protection purveyors and the City.

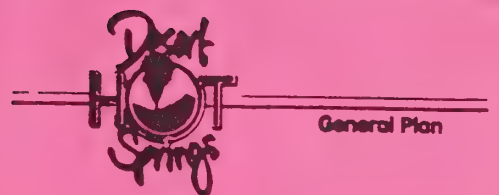


Policy 10: The fire protection purveyors will be provided those facilities that are deemed necessary to enable it to provide the services at levels desirable to both the City and the County.

Policy 11: Renumber all buildings, by street address, in the City so the numbering system and numbering devices are uniform.



## Appendix



General Plan







DESERT HOT SPRINGS GENERAL PLAN  
APPENDIX A

SPECIFIC PLAN GUIDELINES

This appendix provides a complete description and guideline for the preparation of specific plans called for under the specific plan land use category presented in Section 2.3, pages LU-9 through LU-11 of the General Plan Land Use Element.

Definition of a Specific Plan - a Specific Plan is designed to:

- o Help development projects get underway more quickly than usual;
- o Reduce the cost of capital facilities and public improvements;
- o Protect environmental resources;
- o Try out innovative resource conservation and recovery programs; and,
- o Carry out the general plan for identified area(s) of the community.

The use of the Specific Plan concept is an integral part of the Land Use Element and is intended to help insure that potential development is in keeping with General Plan Goals and Policies. The discussion which follows describes in more detail how Specific Plans will be utilized.

Specific Plans can significantly reduce the processing time for tentative maps, zone changes, and environmental review. Because a targeted area is analyzed in detail and development standards are set, there is no need for other design reviews once the tentative map is approved. A developer's uncertainty about whether a project will be approved is also lessened since a local legislative body must set its priorities for appropriate land uses when the Specific Plan is formulated. Because the location and size of capital facilities and public improvements have already been decided, a developer knows from the outset how to design a project to take the greatest advantage of the area.



California Planning law provides for Specific Plans per State Statutes Title 7, Chapter 3, Articles 8-10.

Specific Plan Contents - A Specific Plan must include the following information:

- 1) Information showing how a proposed project it relates to the systematic implementation of the Goals and Policies of the General Plan elements.
- 2) Existing and proposed land uses by parcel.
- 3) The location of and standards for land uses, buildings, and facilities;
- 4) The location of and standards for streets, roads, and other transportation facilities;
- 5) Standards for population density and building intensity and provisions for supporting services;
- 6) Standards for the conservation, development, and use of natural resources;
- 7) Provisions for implementing the open-space element;
- 8) Other appropriate measures, as required by the City Council, or Planning Commission.

Incentive for Preparation of Specific Plans - One of the first questions developers are likely to ask when reviewing the specific plan guidelines is "Why spend the money to do all this?" The answer is simple. A specific Plan offers the following advantages to a developer in Desert Hot Springs:

- o The density of a project can be increased by allowing credit for undevelopable portions of a project area (usually the 100-year flood plain and floodway, and Alquist-Priolo zone) and use of a sliding density scale. This is described in the following subsection.
- o "Upfront" approvals for a project, which will greatly reduce development processing time once a specific plan is approved.
- o Increased land value and salability of vacant land which has the approvals for urban development finalized.



Allowable Uses - Any type of residential use allowed under the Desert Hot Springs Zoning Ordinance is allowed in the Specific Plan areas. Commercial uses are limited to Neighborhood/Community Commercial uses intended to serve a given Specific Plan's residential uses (i.e., accessory commercial use) which utilizes the Desert Hot Springs' naturally hot mineral water. Destination resorts and related facilities are allowed within certain Specific Plan areas as shown on the General Plan's Land Use Policy map. Industrial uses are not allowed, open space, public facilities and General Plan Overlay areas may apply within a Specific Plan area.

Note: Specific plans apply only to contiguous parcels. Transfer of Development rights applies to a single specific plan with contiguous ownership and cannot be applied to an area outside of the Specific Plan area from which it originated.

Density Allowances With A Specific Plan - The City encourages development with a variety of residential types and density. Large-scale projects are encouraged over small scale projects. Development densities allowed for projects which utilize those Specific Plan guidelines are presented on Table A-5.

General Plan Land Use Policies, which address the compatibility between development projects, are to be strictly adhered to during the consideration and approval of Specific Plans. The range of residential densities for a given project must be carefully planned to prevent potential land use conflicts, (eg. high density apartment units should not be constructed directly adjacent to existing or possible single-family developments). This is a necessary component of any specific plan.

Approval of Specific Plan - The approval of a Specific Plan development represents a zone change, with the approved conditions of the Specific Plan superceding prior zoning. This provides a further incentive for the use of Specific Plans. In addition, it provides a greater flexibility of land uses within a given project. Specific Plan approval requires the following:

- o At least one public hearing before the Planning Commission prior to any hearing by the City Council. Notice shall be at least 10 and not more than 30 calendar days before the hearing by publicity at least once in a newspaper of general circulation, and posting in an easily visible location at City Hall.



Table A-1

Development Density Allowed Within The  
Specific Plan Alternative

A. Areas of Specific Plan	B. Maximum Density Per Acre for Entire Project Area	C. Maximum Density for any Portion of a Project Area	D. Maximum Acres of Ancillary Commercial Allowed Per Acre
40.0 - 50 acres	5 d.u./acre	15 d.u./acre	.15
50.1 - 100 acres	5 d.u./acre	22 d.u./acre	.20
100.1+ acres	6 d.u./acre	44 d.u./acre	No more than 20 acres per 100 acres rounded to

\*To find the number of acres of commercial development allowed within a Planned Development, multiply the number of Column D by the number of acres in a given specific plan as reflected in Column A (except as specified for 100+ acre projects).

Column A refers to the total (gross) area of a development proposal.

Column B is the maximum number of dwelling units which would be allowed for a specific plan of a given size. The total number of units is calculated on a gross acreage base (i.e., the total project area including street, floodways, etc. divided by the specified number of dwelling units, for example development of 50 acres could have up to 250 dwelling units).

Column C indicates the maximum number of dwelling units for a given portion of the specific plan, This factor is included to encourage mixed-use developments within large-scale projects.

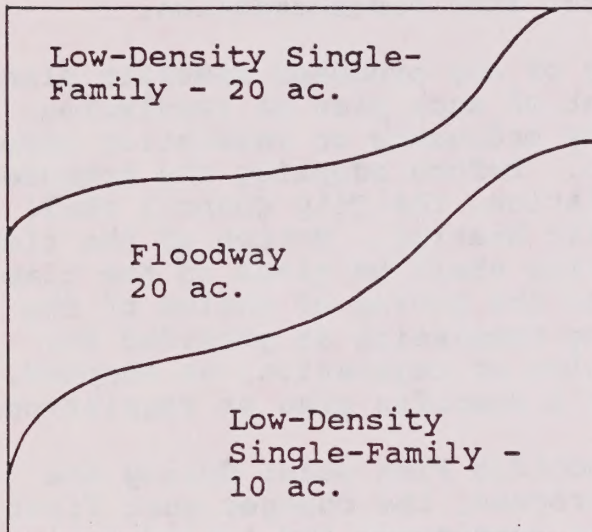
Column D allows for calculating the maximum number of acres of ancillary commercial development allowed for a given specific plan. The number in column D is multiplied by the total acres of a given project as specified by Column A, (e.g., a 50-acre development would be allowed no more than 7.5 acres of commercial uses,  $50 \text{ acres} \times .15 = 7.5 \text{ acres}$ ).



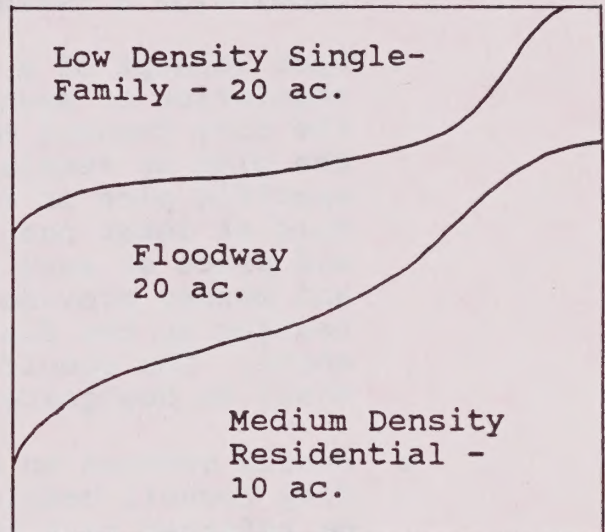
FIGURE A-2

Specific Plan  
Development Rights Transfer

Typical Development



Specific Plan Development



	<u>Typical Development</u>	<u>Specific Plan Development</u>
Total Area:	50 ac.	50 ac.
Undevelopable Area: (Flood Prone)	20 ac.	20 ac.
Total Developable:	30 ac.	30 ac.
Allowable Units per Acre (RIL Zoning used as guide)	1.2 approx.	1.2 approx.
Number of Potential Dwelling Units	36 dwelling Units (i.e. 30 ac. X 1.2)	60 dwelling Units (i.e. 50 ac. X 1.2)



An important facet of Specific Plans is that they allow for a transfer of development rights from undevelopable portions of a project area to areas which are suitable for development. This is illustrated below:

- o A copy of any specific plan, regulation or amendment together with the recommendation of the Planning Commission shall be submitted to the City Council accompanied by a statement of the Planning Commission's reasons for such recommendation.
- o Upon receipt of a copy of any proposed specific plan regulation or amendment of such plan or regulation, the City Council may by ordinance or resolution adopt the plan or regulation. Before adopting the proposed specific plan or regulation, the City Council shall hold at least one public hearing. Notice of the time and place of such hearing shall be given in the time and manner provided for the giving of notice of the hearing by the Planning Commission as provided for above. The specific plan or regulation, as adopted, shall be designated as a specific plan or regulation.
- o Should changes to a Specific Plan occur during the City Council hearing process, the changes must first be referred back to the commission for consideration. If the commission fails to act on the proposed change within 40 days, it is deemed approved. The same procedure applies to subsequent amendments to the plan.

Adoption of a specific plan confers broad regulatory powers on the City Council. The City Council may establish rules and procedures and may delegate administrative functions to the Planning Agency or to another agency.

After adoption, the specific plan has an effect similar to the local general plan. The Subdivision Map Act requires the legislative body to deny approval of a final or tentative subdivision map if it is not consistent with applicable specific plans. A subdivision is consistent with a general plan or a specific plan only if the subdivision is compatible with the objectives, policies, general land uses, and programs in both plans.

Financing Specific Plans - The cost of preparing specific plans is the responsibility of project applicants based on subdivision law.







